



Stanton Square, Hampton Hargate Peterborough
£395,000 Freehold

**Sharman
Quinney**

Key Features



- Linked Detached House
- 4 Bedrooms
- Three Storey Living
- En-Suite to Bedroom 1
- Off Road Parking
- Garage

As you step inside, you'll be greeted by the spacious and inviting entrance hall, leading you to the heart of the home., downstairs cloakroom.

The open plan kitchen/ family room is flooded with natural light, creating a warm and welcoming atmosphere for you and the family to enjoy, the kitchen has built in appliances with plenty of preparation and storage space with breakfast bar ideal for the budding chef or to simply enjoy your morning coffee, utility room.

As you go upstairs, on to the first floor you'll find the lovely lounge, the perfect retreat to relax and unwind in after a long day's work, need some extra space, No problem! The stunning sunroom can be used as a home office, playroom or additional bedroom depending on your needs.



Bedroom 1 boasts built in wardrobes and its own ensuite, providing a touch of luxury and privacy.

On the second floor you'll find a further three well proportioned bedrooms each with built in wardrobes and the family bathroom.

Outside parking will be no problem with space for three cars and access to the amazing tandem length garage.

The rear garden is a lovely place for the family to spend some quality time together enjoying the fresh air or for simply entertaining your friends.

Stanton Square is a family friendly neighbourhood within easy reach to all of Hamptons local amenities including shops, schools, lakes and the all-important transport links.

Entrance Hall;

Downstairs cloakroom

Kitchen/Family Room

8.26m x 4.01m max (27'10" x 13'02" max)

Utility room

2.13m x 1.68m (7'0" x 5'06")

First Floor Landing;

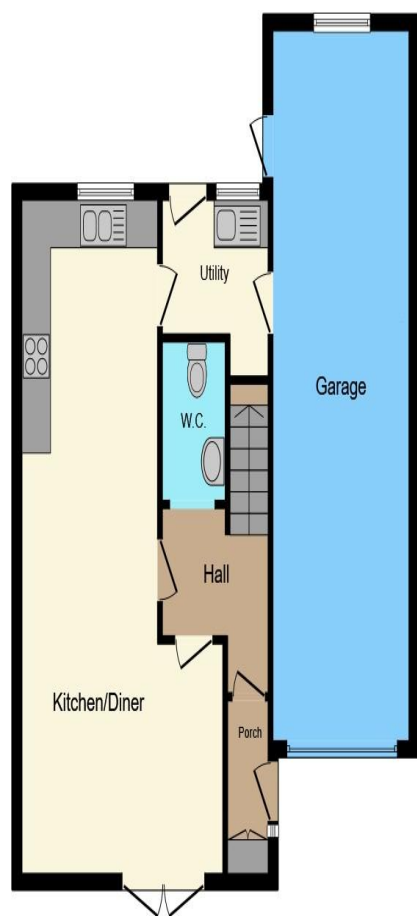
Lounge

5.11m x 3.73m max into recess (16'09" x 12'03" max into recess)

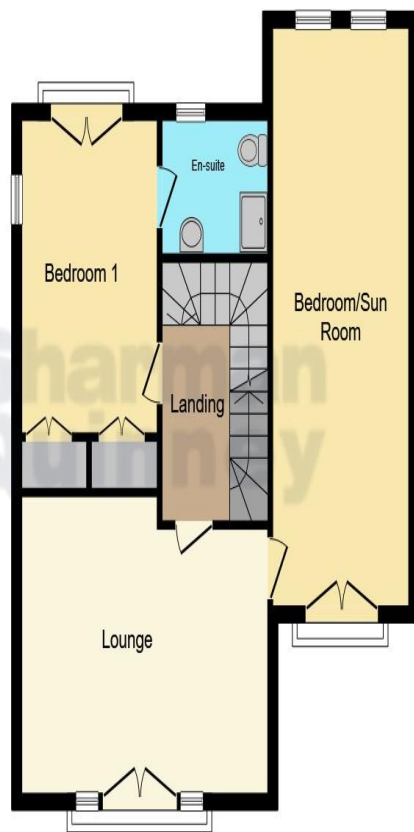
Sun Room

7.42m max x 2.77m (24'04" max x 9'01")

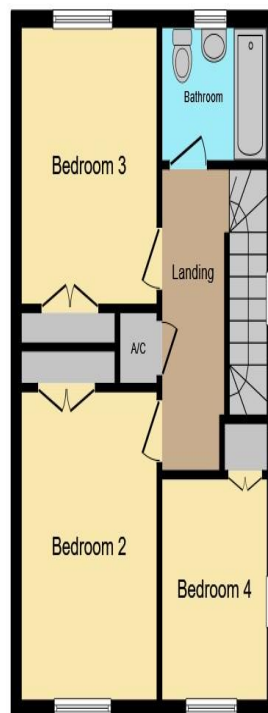




Ground Floor



First Floor



Second Floor

Bedroom 1
3.94m ex wardrobe x 2.84m (12'11" ex wardrobe x 9'04")
Ensuite

Stairs to second floor;

Bedroom 2
3.40m ex wardrobe x 2.87m (11'02" ex wardrobe x 9'05")

Bedroom 3
3.64m ex wardrobe x 2.84m (12'07" ex wardrobe x 9'04")

Bedroom 4
2.77m ex wardrobe x 2.13m (9'01" ex wardrobe x 7'0")

Bathroom

Outside there is ample space for parking two /three cars and access to the tandem length garage measuring 9.14m x 2.82m (30'0" x 9'03"). The rear garden is the perfect space for all the family to enjoy the sunshine and bar be que together or for simply entertaining your friends.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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01733 346111

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