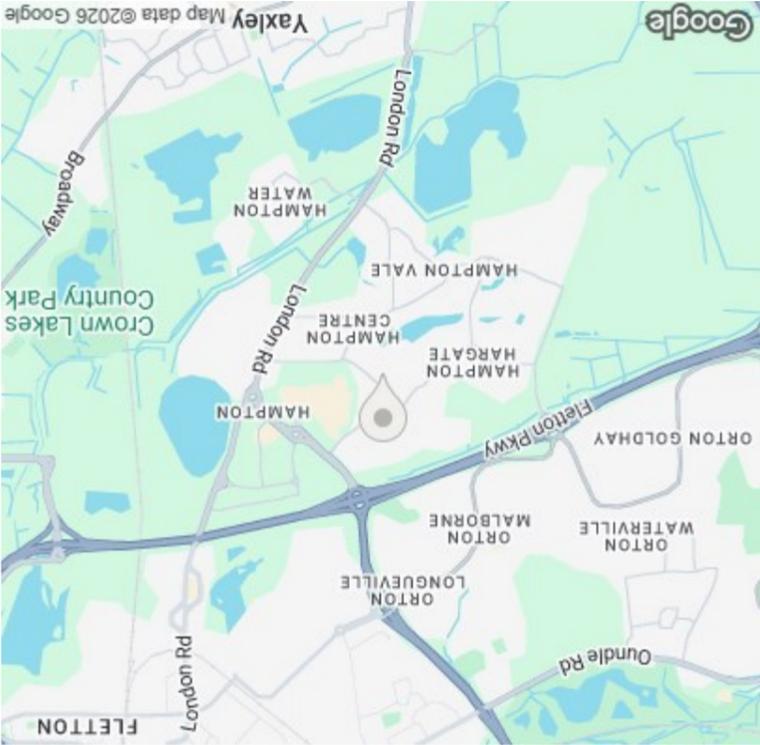


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Current Rating
Very energy efficient - lower running costs	A
Energy efficient	B
Decent	C
Needs improvement	D
Needs significant improvement	E
Very poor	F
Extremely poor - higher running costs	G

EU Directive 2002/91/EC

**Energy Efficiency Graph**



**Area Map**

**Viewing**  
Please contact our City & County Estate Agents - Peterborough  
Office on 01733 563965 if you wish to arrange a viewing  
appointment for this property or require further information.



**Floor Plan**



**Stanton Square**

Hampton Hargate, Peterborough, PE7 8BB

**£390,000 - Freehold , Tax Band - E**



# Stanton Square

Hampton Hargate, Peterborough, PE7 8BB

Stanton Square in Hampton Hargate, Peterborough offers a superbly presented link-detached family home arranged over three spacious floors, providing flexible and modern living ideal for today's family lifestyle. Finished in excellent condition throughout, the property boasts four generous double bedrooms, including an impressive master bedroom with its own en-suite. The well-designed layout creates a bright and comfortable atmosphere, perfectly suited for both family life and entertaining. Outside, a large enclosed rear garden provides a private and safe space to relax, complemented by a charming garden room that can be enjoyed year-round. Practical features such as a single garage add further convenience, making this an ideal family home in a popular and well-connected location.

Located within the popular Hampton Hargate area, this impressive link-detached townhouse in Stanton Square offers spacious and versatile accommodation arranged over three well-planned floors, making it an ideal home for modern family living. The ground floor provides a welcoming entrance hall leading through to a generous living room, perfect for everyday relaxation. To the rear, the property benefits from a well-proportioned dining room which flows naturally into a bright garden room, creating an excellent space for entertaining and family gatherings while enjoying views of the enclosed rear garden. The kitchen is thoughtfully positioned and complemented by a separate utility room and downstairs WC, adding practicality to the layout. Internal access to the single garage further enhances convenience. On the first floor, the main bedroom suite offers a comfortable retreat, complete with its own en-suite facilities. This level also features a spacious additional lounge, ideal as a second reception room, home cinema or family snug, providing flexibility to suit a variety of lifestyles.

The top floor hosts three further double bedrooms, all well-sized and served by a family bathroom. This floor is ideal for children, guests or home working, offering privacy and separation from the main living areas.

Presented in modern condition throughout, this substantial home combines flexible living space with practical features, all set within a sought-after residential location close to local amenities, schools and transport links.

**Entrance Hall**  
2.44 x 0.97 (8'0" x 3'2")

**Hallway**  
1.68 x 2.12 (5'6" x 6'11")

**WC**  
1.77 x 1.15 (5'9" x 3'9")

**Kitchen**  
5.55 x 2.83 (18'2" x 9'3")

**Living Room**  
2.82 x 4.01 (9'3" x 13'1")

**Utility Room**  
2.10 x 2.12 (6'10" x 6'11")

**Dining Room**  
4.43 x 2.83 (14'6" x 9'3")

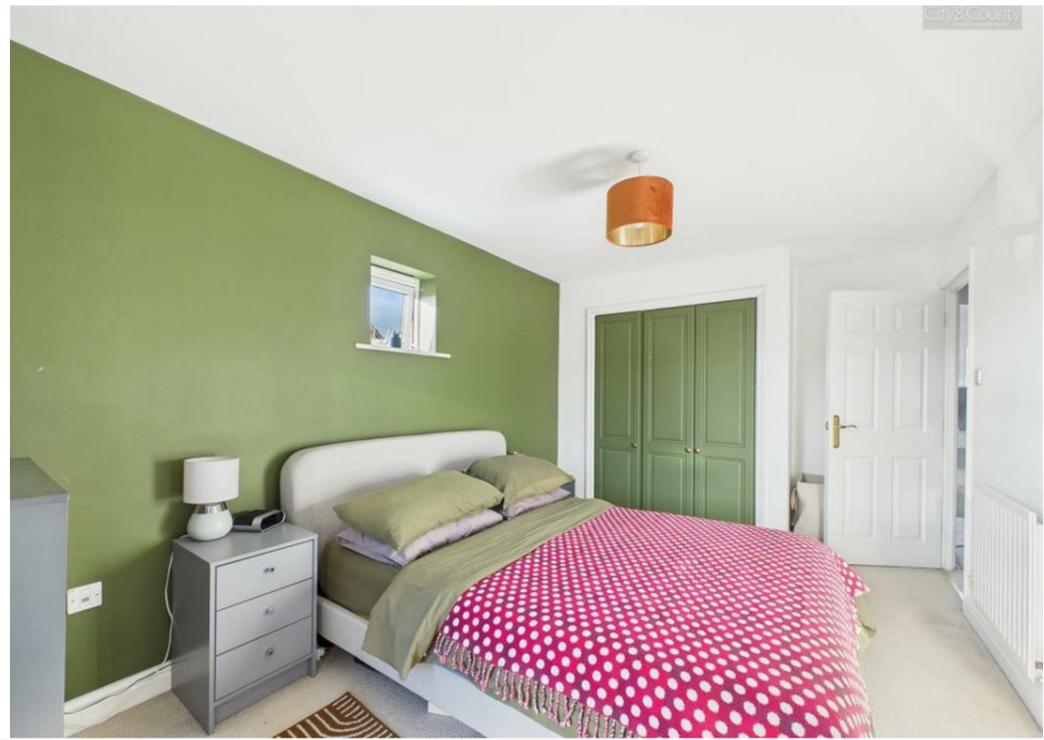
**Garden Room**  
4.08 x 2.83 (13'4" x 9'3")

**First Floor Landing**  
2.31 x 1.15 (7'6" x 3'9")

**Lounge**  
3.81 x 5.09 (12'5" x 16'8")

**Master Bedroom**  
3.90 x 2.90 (12'9" x 9'6")

**En-Suite To Master Bedroom**  
2.14 x 2.11 (7'0" x 6'11")



**Second Floor Landing**  
3.19 x 1.23 (10'5" x 4'0")

**Bedroom Two**  
2.87 x 3.80 (9'4" x 12'5")

**Bathroom**  
1.87 x 2.46 (6'1" x 8'0")

**Bedroom Three**  
2.17 x 3.19 (7'1" x 10'5")

**Bedroom Four**  
3.51 x 1.83 (11'6" x 6'0")

**Garage**  
4.29 x 2.83 (14'0" x 9'3")

**EPC - C**  
74/78

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

