

Peterborough
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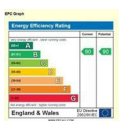


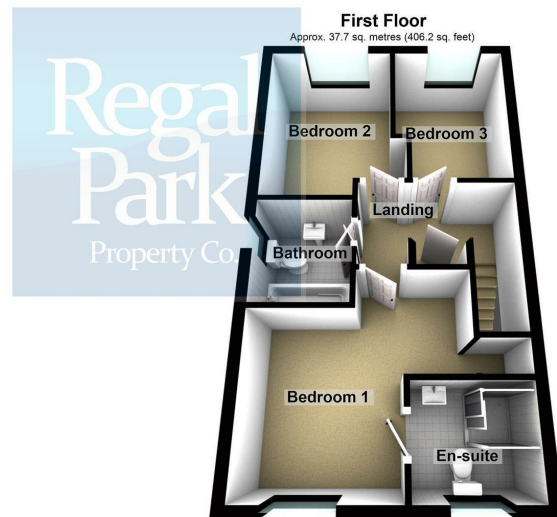
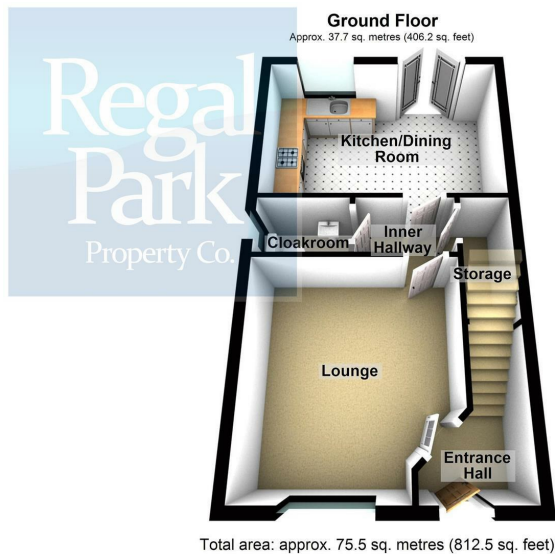
Seaton Lane, Hampton Beach, Peterborough, PE7 8XU £1,350 Per month

***MODERN DEVELOPMENT* *INTEGRATED KITCHEN APPLIANCES*
*DRIVEWAY***

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the modern development of Hampton Beach. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Inner Hallway, Cloakroom, Kitchen/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom. There is a Driveway providing off road parking and enclosed rear garden. The property benefits from SOLAR PANELS.

EPC Rating: B





Entrance Hall

Radiator, LVT flooring, smoke detector, stairs, door to:

Lounge

12'10" x 11'10" max (3.91m x 3.61m max)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, door to:

Inner Hallway

LVT flooring, door to under-stairs storage cupboard with internet point, door to:

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

Kitchen/Dining Room

9'11" x 15'0" (3.02m x 4.57m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, LVT flooring, uPVC double glazed french double doors to garden.

Stairs and Landing

Radiator, fitted carpet, smoke detector, storage cupboard, door to:

Bedroom 1

11'9" x 9'5" max (3.58m x 2.87m max)

UPVC double glazed window to front, radiator, fitted carpet, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, uPVC obscure double glazed window to front, radiator, shaver point, LVT flooring.

Bedroom 2

10'7" x 7'9" (3.22m x 2.36m)

UPVC double glazed window to rear, radiator, door to:

Bedroom 3

9'5" x 6'11" (2.87m x 2.11m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to side, radiator, LVT flooring.

Outside

There is a Driveway to the side providing off road parking.

The rear garden has a patio area, outside tap, lawn area, timber shed, gated side access.