



5 Stanton Square

Hampton Hargate PE7 8BB

Offers in the region of £415,000



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Brilliantly proportioned link detached house on Stanton Square, a very desirable & popular part of Hampton Hargate.

This property comprises of;

Ground Floor- entrance lobby leading to the entrance hall, w/c, open plan kitchen/breakfast room with dining area with double doors to the front, utility room with doors to the garage and the garden.

First Floor- landing, lounge with Juliet balcony to the front, family room/bedroom with Velux windows to the rear and a Juliet balcony to the front. Bedroom one with two built in wardrobes and a Juliet balcony to the rear, en suite shower room.

Second Floor- landing with boiler cupboard, three bedrooms and a family bathroom, bedrooms two and three benefiting from built in wardrobes.

Outside- to the front of the property- block paved driveway and parking enclosed with iron railings, access to the tandem length garage via the up and over door. To the rear of the property, a low maintenance garden laid to patio, gravel and stocked beds, personal door to the garage.

This property has a great outlook overlooking the open area and park, close to an abundance of local amenities and major transport links. This property also benefits from being offered with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: E





Ground Floor
Entrance Lobby
Entrance Hall
Dining Area
13'2" x 9'0" (4.03m x 2.76m)
Kitchen/Breakfast Room
18'9" x 9'2" (5.73m x 2.81m)
Utility Room
7'1" max x 7'0" (2.16m max x 2.14m)



W/C
Garage
29'4" x 9'3" (8.95m x 2.84m)
First Floor
Landing
Lounge
16'10" max x 12'3" max (5.14m max x 3.74m max)



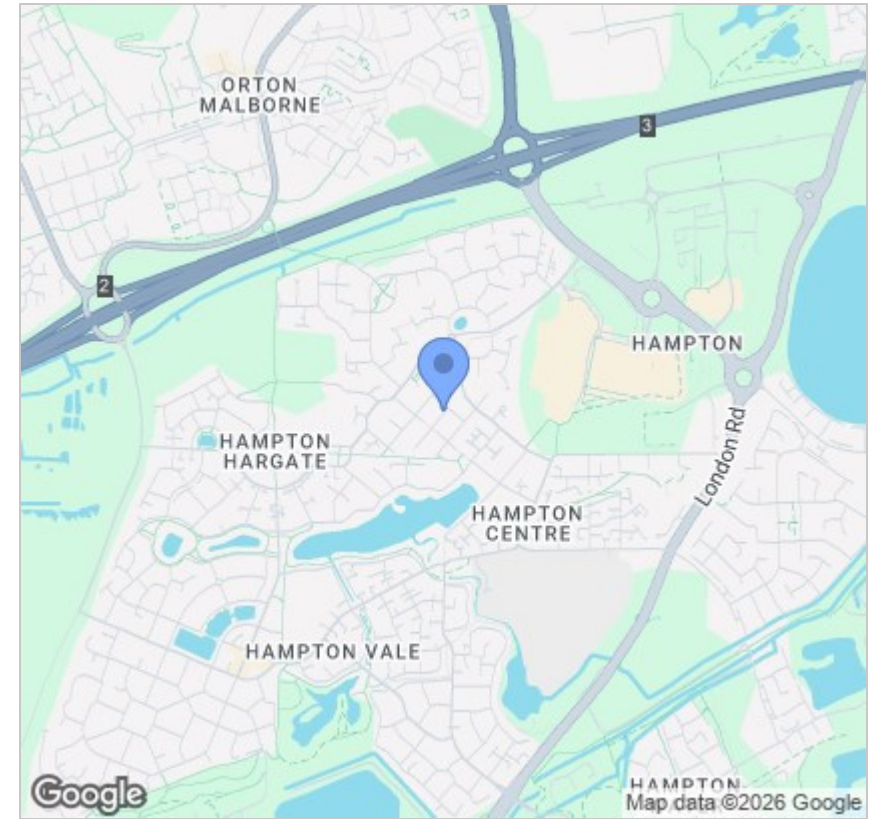
Family Room/Bedroom
29'1" x 9'1" (8.89m x 2.79m)
Bedroom One
12'8" x 9'4" (3.88m x 2.87m)
En Suite
Second Floor
Landing
Bedroom Two
12'6" x 9'4" (3.83m x 2.87m)
Bedroom Three
11'1" x 9'4" (3.38m x 2.86m)
Bedroom Four
11'0" max x 7'1" max (3.37m max x 2.16m max)
Family Bathroom



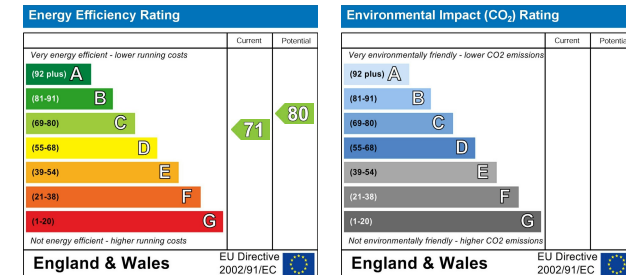
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk