



**Kentwell Road, Hampton Gardens Peterborough PE7 8RD**



**welcome to**

## **Kentwell Road, Hampton Gardens Peterborough**

A modern and well presented family home with accommodation over three levels comprising of; entrance hall, downstairs wc, kitchen/diner, lounge, three double bedrooms, two Jack & Jill bathrooms, gardens, garage & driveway. In our opinion, this could make a great family home or first purchase!



### **Entrance Hall**

Radiator, stairs to the first floor.

### **Downstairs Wc**

Radiator, hand wash basin, close coupled toilet.

### **Kitchen/Diner**

26' 7" MAX x 14' 3" MAX ( 8.10m MAX x 4.34m MAX )  
Window to the front, French doors & window to the rear, two radiators. Sink drainer set into work surface, further work surfaces with cupboards below and a range of wall mounted storage cupboards. Fitted electric oven, hob & cooker hood with integrated dishwasher, fridge/freezer, washing machine & microwave. Understairs storage cupboard.

### **First Floor Landing**

Radiator, stairs to the first floor.

### **Lounge**

11' 5" MAX x 14' 2" MAX ( 3.48m MAX x 4.32m MAX )  
Juliet balcony to the front, radiator.

### **Bedroom 1**

8' 4" x 12' 1" Plus Wardrobes ( 2.54m x 3.68m Plus Wardrobes )  
Window to the rear, radiator, built in wardrobes, door to Jack & Jill bathroom, storage cupboard.

### **Jack & Jill Bathroom**

Doors to landing & bedroom 1, radiator, panel bath with shower & screen, hand wash basin, close coupled toilet.

### **Second Floor Landing**

Access to the loft.

### **Bedroom 2**

9' 9" x 12' Plus Wardrobes ( 2.97m x 3.66m Plus Wardrobes )  
Window to the front, radiator, built in wardrobes, door to Jack & Jill bathroom.

### **Bedroom 3**

8' 6" x 14' 3" ( 2.59m x 4.34m )  
Window to the rear, radiator, storage cupboard, door to Jack & Jill bathroom.

### **Jack & Jill Bathroom**

Radiator, shower cubicle, hand wash basin, close coupled toilet.

### **Outside The Property**

The front garden is made up of lawn and small bushes, with a railing creating privacy. The rear garden is laid to lawn, with a patio and gravel area. It is fully enclosed by fencing and the garage wall, with a side gate leading to the driveway. The driveway is accessible via a dropped kerb, and is of tandem length suitable for at least three vehicles. The single garage has both power & lighting, as well as an up & over door.



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## Kentwell Road, Hampton Gardens Peterborough

- Entrance Hall, Downstairs WC
- Open Plan Kitchen / Diner
- Lounge
- Three Double Bedrooms
- Two Bathrooms

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ109391 - 0002

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