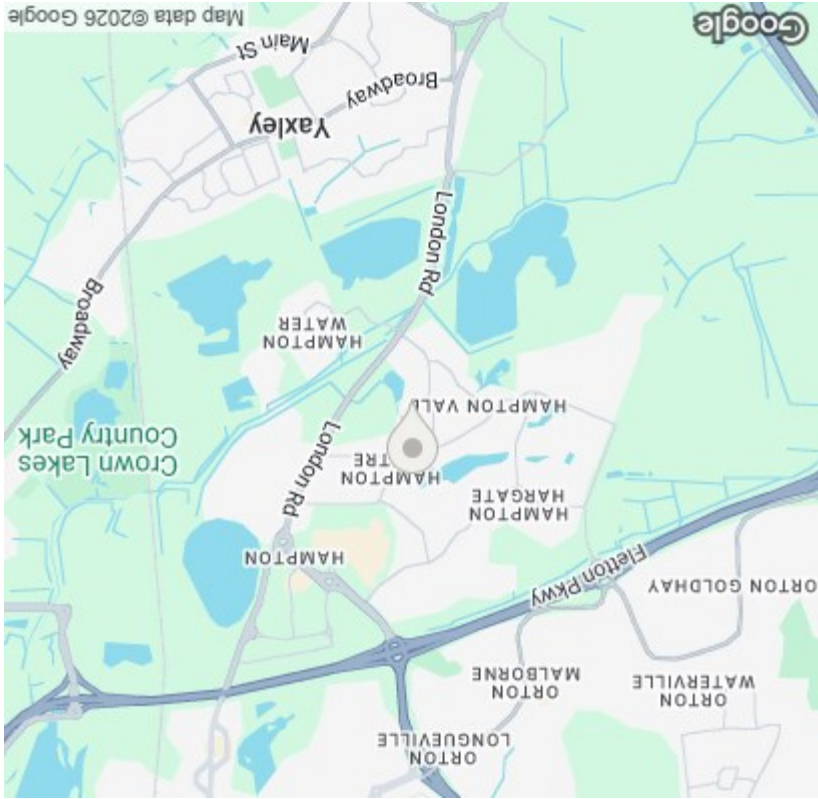
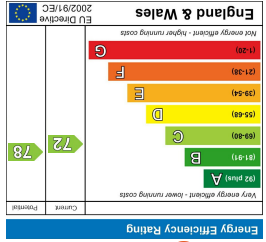


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 any other fixtures 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

Viewing

Energy Efficiency Graph



Area Map



Floor Plan



Knighton Close

Hampton Vale, Peterborough, PE7 8LJ

Offers In Excess Of £300,000 - Freehold , Tax Band - C



Knighton Close

Hampton Vale, Peterborough, PE7 8LJ

Situated within a private cul-de-sac location, this three bedroom detached family home is offered to the market with no forward chain and presents an excellent opportunity for families or buyers seeking spacious and versatile accommodation. Benefiting from a large living room, modern kitchen dining room, en-suite to the master bedroom, downstairs V.C., private enclosed rear garden, off-road parking and a detached single garage, the property offers comfortable living both inside and out.

This well presented detached family home is set within a sought after private cul-de-sac location and is offered with no forward chain. The property welcomes you via an entrance hall with stairs leading to the first floor and access to a convenient downstairs V.C. To the front aspect, the generous living room provides an excellent space for relaxing and entertaining, while to the rear the spacious kitchen dining room stretches the full depth of the property and offers ample room for both cooking and family dining, with direct access onto the rear garden. Upstairs, the landing leads to three bedrooms, including a well proportioned master bedroom benefitting from its own en-suite shower room. Bedroom two is another comfortable double room, while bedroom three offers flexibility as a child's bedroom, nursery or home office. A contemporary family bathroom serves the remaining accommodation. Outside, the property enjoys a private enclosed rear garden, ideal for families and outdoor entertaining, alongside off-road parking and a detached single garage providing additional storage or secure parking.

Entrance Hall
1.86 x 4.38 (6'1" x 14'4")

Living Room
3.14 x 5.64 (10'3" x 18'6")

WC
1.86 x 1.17 (6'1" x 3'10")

Kitchen Diner
2.75 x 5.64 (9'0" x 18'6")

Landing
1.89 x 3.66 (6'2" x 12'0")

Master Bedroom
3.22 x 3.61 (10'6" x 11'10")

En-Suite To Master Bedroom
2.84 x 0.80 (9'3" x 2'7")

Bedroom Two
2.82 x 3.01 (9'3" x 9'10")

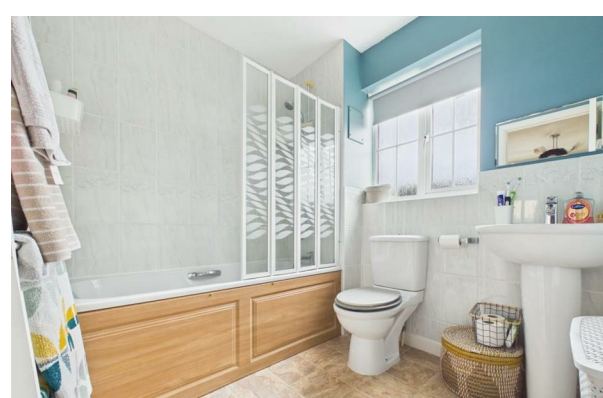
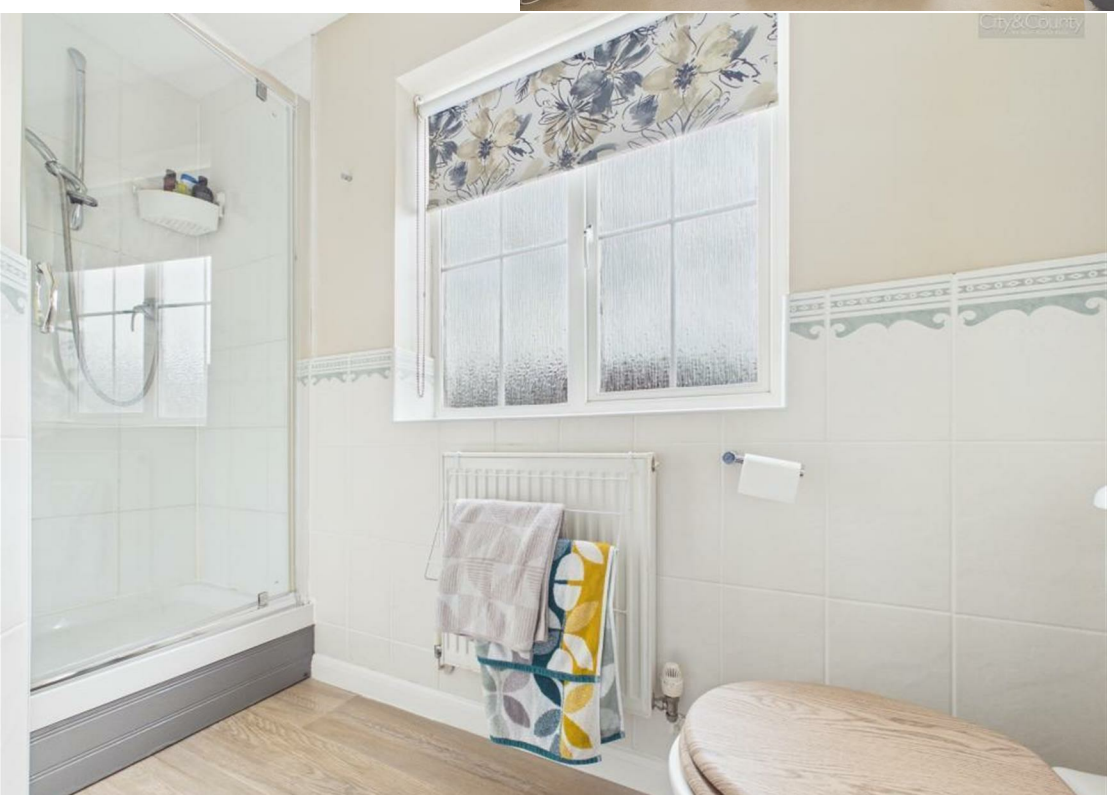
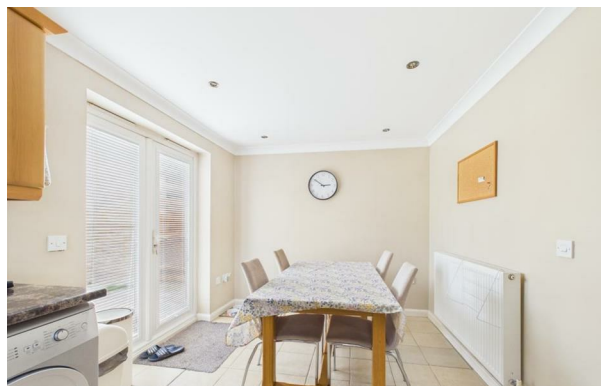
Bathroom
2.33 x 1.94 (7'7" x 6'4")

Bedroom Three
2.80 x 2.02 (9'2" x 6'7")

Garage
2.70 x 5.08 (8'10" x 16'7")

EPC - C
72/78

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 (answer yes if there are restrictions, eg does not allow pets): 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, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 5500Mbps
 Mobile Coverage: EE - 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