

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Dexter Way, Warmington, Peterborough, PE8 6WH**  
**Price £325,000**  
**Freehold**

Regal Park are pleased to offer this well presented 3 Bedroom Detached Home in the popular VILLAGE location of Warmington with good access links to A605/A14.

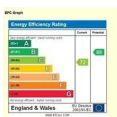
The property comprises; Entrance Hall, Lounge, Ktchen, Dining Room, Conservatory, Cloakroom. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom.

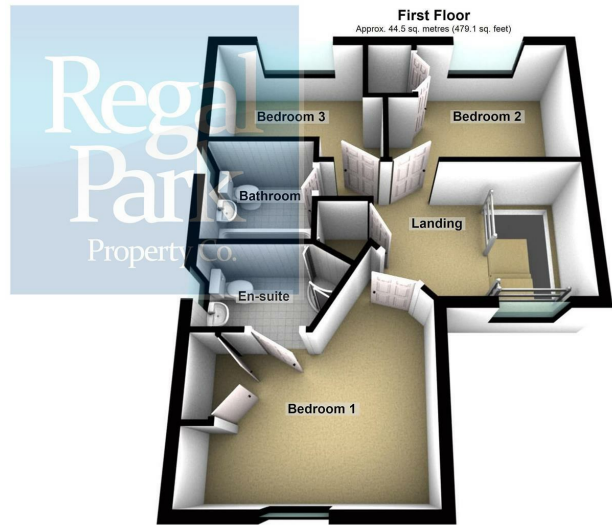
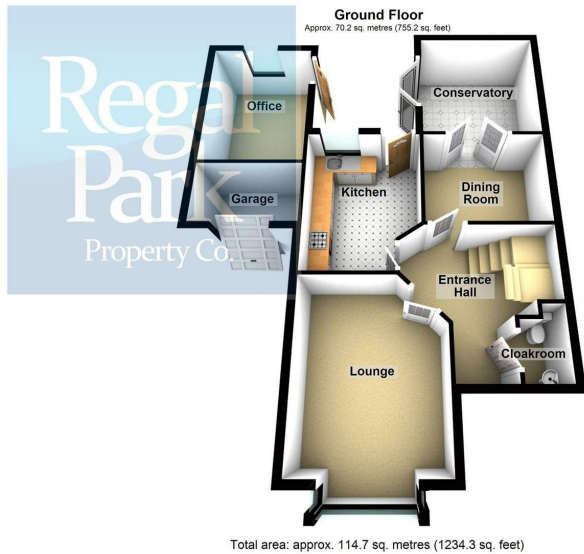
There is a Driveway to the side providing off road parking for 1 car and a part converted Garage with storage to the front and office at the rear.

Good size rear garden.

Viewings Highly Recommended.

EPC: C





#### Entrance Hall

Laminate flooring, stairs, door to:

#### Lounge

14'1" x 11'3" (4.29m x 3.43m)

UPVC double glazed window, two double radiators, laminate flooring.

#### Kitchen

12'5" x 9'6" (3.78m x 2.90m)

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

#### Dining Room

10'2" x 7'6" (3.10m x 2.29m)

Radiator, laminate flooring, uPVC double glazed french double doors to:

#### Conservatory

10'1" x 10'7" (3.07m x 3.23m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, double radiator, tiled flooring, uPVC double glazed french double doors to garden.

#### Cloakroom

Fitted with a two piece suite comprises, wash hand basin and close coupled WC, radiator, tiled flooring.

#### Stairs and Landing

UPVC double glazed window to front, fitted carpet, storage cupboard with hot water cylinder, door to:

#### Bedroom 1

9'5 x 12'8" max (2.87m x 3.86m max)

UPVC double glazed window to front, built in wardrobes, double radiator, door to:

#### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with shower over and close coupled WC, shaver point, uPVC double glazed window to side, heated towel rail, vinyl flooring.

#### Bedroom 2

7'10" x 9'11" (2.39m x 3.02m)

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

#### Bedroom 3

6'5" x 9'10" max (1.96m x 3.00m max)

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

#### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and telephone style mixer tap, pedestal wash hand basin and close coupled WC, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

#### Outside

There is a Driveway to the side providing off road parking for 1 car, leading to a part converted Garage with power and light connected. The front of the Garage is for storage.

The rear garden has a patio area, lawn with mature flowers and trees, outside lighting, outside tap, gated access.

#### Office (Part Converted Garage)

11'8" x 7'10" (3.56m x 2.39m)

UPVC double glazed window to rear, laminate flooring, radiator.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.