

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



**Shore View, Hampton Hargate, Peterborough, PE7 8FS**  
**Price £550,000**  
**Freehold**

**\*HIGH SPEC\* \*OPEN PLAN MODERN LIVING\* \*FULLY RENOVATED IN 2021\***  
**\*LAKE VIEWS\***

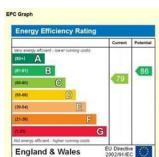
Regal Park are pleased to offer this well presented 4 Double Bedroom Detached Family Home in the popular location of Hampton Hargate. The property has been modernised throughout and creates an open plan Kitchen/Dining/Family Room area. Two Bedrooms have En-Suites and all Bedrooms have built in wardrobes. The property is situated close to local amenities and is within easy access to A1 and benefits from Lake Views.

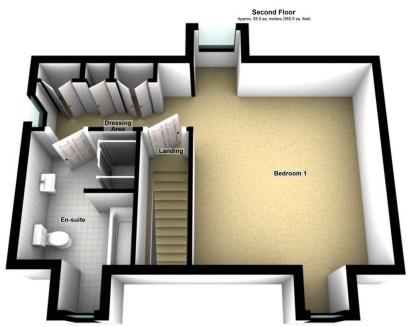
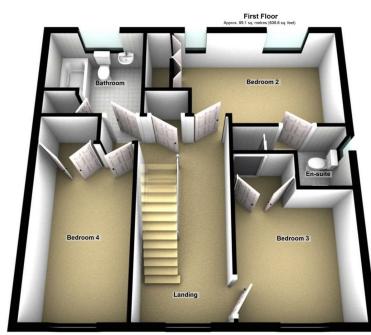
The Double Garage has been part converted to provide an Office space for the homeworker.

Enclosed rear garden.

Viewings Highly Recommended to appreciate this property.

EPC: C





## Entrance Hall

Tiled flooring with under floor heating, under-stairs storage cupboard, stairs, door to:

### Lounge

15'8" x 9'0" (4.78m x 2.98m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, fitted carpet, TV point.

### Cloakroom

UPVC double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboards under and WC with hidden cistern, radiator, tiled flooring.

### Family Room

12'3" x 11'1" (3.73m x 3.53m)

Tiled flooring with under floor heating, TV point, uPVC double glazed french double doors to garden, open to:

### Kitchen

16'0" x 12'2" (4.88m x 3.71m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven with microwave oven, built-in five ring induction hob with extractor hood over, uPVC double glazed window to side, tiled flooring with under floor heating, open plan to Dining Area.

### Dining Area

8'9" x 11'2" (2.67m x 3.40m)

Two uPVC double glazed windows to rear, two skylight windows, tiled flooring with under floor heating, wall mounted vertical radiator.

### Utility

7'7" x 8'1" (2.31m x 2.46m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for tumble dryer, tiled flooring, kickboard heater, uPVC double glazed obscure door to side.

### First Floor and Landing

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

### Bedroom 2

8'11" x 14'5" max (2.72m x 4.39m max)

Two uPVC double glazed windows to rear, radiator, fitted carpet, built-in wardrobe(s), door to:

### En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, recessed tiled double shower cubicle with fitted power shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail.

### Bedroom 3

9'5" x 10'5" (2.87m x 3.18m)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s).

### Bedroom 4

14'4" x 7'11" max (4.37m x 2.41m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s).

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring, storage cupboard.

### Second Floor and Landing

Fitted carpet, door to:

### Bedroom 1

13'7" x 15'4" max (4.14m x 4.67m max)

UPVC double glazed window to front, uPVC double glazed window to rear, two double radiators, fitted carpet, open plan to:

### Dressing Area

5'6" x 11'6" (1.68m x 3.51m)

UPVC double glazed window to side, fitted with a range of wardrobes, fitted carpet, door to:

### En-suite

Fitted with four piece suite comprising deep panelled bath, wash hand basin with cupboards and drawers under, recessed tiled double shower cubicle with fitted power shower over, WC with hidden cistern, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

### Outside

There is a Driveway to the side providing off road parking for 4 cars, leading to a Double Garage, one side has been converted into a home office and the other side has power and light connected, metal up and over door.

The rear garden has a patio area, outside lighting, outside tap, lawn area, mature flowers and trees, decking area, outside power socket, gated side access.

### Office

12'3" x 8'2" (3.73m x 2.49m)

UPVC double glazed window to front, electric radiator, laminate flooring, uPVC double glazed door to side, door to storage cupboard.

### 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.