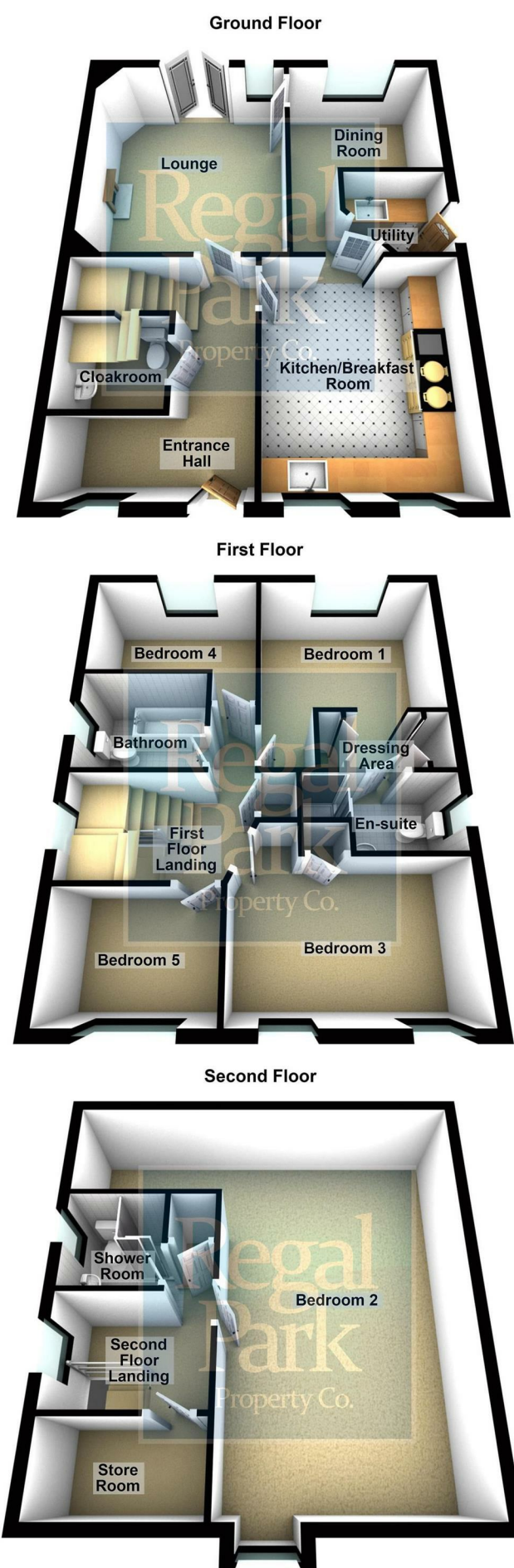




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Lakeview Way, Hampton Hargate, Peterborough, PE7 8DQ

LAKE VIEWS* NO CHAIN* *RE-FITTED KITCHEN & UTILITY* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

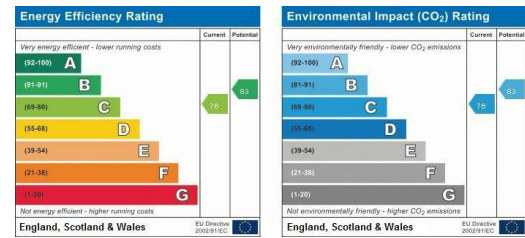
Regal Park are pleased to offer this well presented 5 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and benefits from Lake Views and comprises of: Entrance Hall, Cloakroom, Lounge, Re-Fitted Kitchen/Breakfast Room, Re-Fitted Utility Room, Dining Room. The first floor has Bedroom 1 with Dressing Area and En-Suite, Bedroom 3 with a built in wardrobe and Bedrooms 4 & 5 and a Bathroom.

The second floor has Bedroom 2 and a Shower Room.
There is a Driveway to the side providing off road parking, leading to a tandem Garage for 2 cars (31'9" x 8'3") and enclosed rear garden.
Viewings Highly Recommended.
NO CHAIN.

EPC Rating: C

Price £450,000
Freehold

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 guarantee. All photographs, measurements, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



Entrance Hall

UPVC double glazed window to front, double radiator, single radiator, amtico flooring, telephone point, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and WC, tiled surround, radiator, amtico looring.

Lounge

13'2" x 12'2" (4.02m x 3.70m)

UPVC double glazed window to rear, coal effect electric fire with surround, double radiator, single radiator, real wood flooring, telephone point, TV point, two wall lights, uPVC double glazed french double doors to garden, door to Dining Room.

Kitchen/Breakfast Room

12'11" x 10'11" (3.94m x 3.33m)

Re-Fitted with a matching range of base and eye level units with quartz stone worktop space over, sink unit with mixer tap, integrated fridge, freezer and dishwasher, space for range cooker, two uPVC double glazed windows to front, radiator, karndeian flooring, open to Dining Room, door to:

Utility

5'4" x 5'11" max (1.63m x 1.80m max)

Re-Fitted with a matching range of base and eye level units with quartz stone worktop space over, sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, radiator, karndeian flooring, door to side.

Dining Room

9'2" x 7'8" (2.79m x 2.34m)

UPVC double glazed window to rear, double radiator, karndeian flooring, door to Lounge.

First Floor Landing

UPVC double glazed window to side, fitted carpet, storage cupboard, stairs, door to:

Bedroom 1

9'6" x 11'2" (2.90m x 3.40m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, archway to:

Dressing Area

Two built-in double wardrobes, fitted carpet, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and WC, fully tiled walls, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Bedroom 3

12'10" x 10'2" max (3.91m x 3.10m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, built-in wardrobe.

Bedroom 4

6'10" x 10'6" (2.08m x 3.20m)

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

Bedroom 5

6'8" x 8'9" (2.02m x 2.67m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point.

Bathroom

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

Second Floor Landing

UPVC double glazed window to side, fitted carpet, airing cupboard with hot water cylinder, door to:

Bedroom 2

23'4" x 21'11" max (7.11m x 6.68m max)

UPVC double glazed window to front, four double radiators, fitted carpet, telephone point, TV point, two velux skylights, access to loft.

Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted shower over, pedestal wash hand basin, WC, shaver point, fully tiled walls, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Store Room - Restricted height

4'7" x 8'3" (1.40m x 2.51m)

Outside

There is a Driveway to the side providing off road parking, leading to a tandem length Garage (31'9" x 8'6") with power and light, side personnel door.

The rear garden has a patio area, laid to lawn, mature flowers and trees, outside tap, outside lighting, timber summerhouse, gated side access.

The property also has CCTV cameras.

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.

