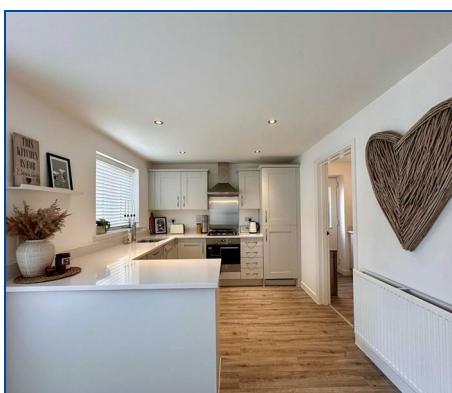


Peterborough  
Telephone: 01733 560 650  
Email: [Lettings@RegalPark.co.uk](mailto:Lettings@RegalPark.co.uk)  
**RegalPark.co.uk**

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



## **Morton Close, Hampton Gardens, Peterborough, PE7 8RR** **£1,400 Per month**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*CLOSE TO HAMPTON GARDENS SECONDARY SCHOOL\***

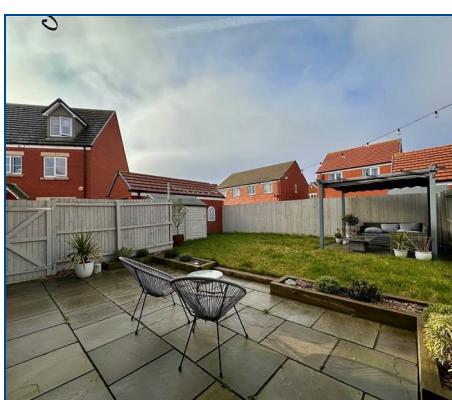
Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Gardens. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Cloakroom, Kitchen/Dining Room with integrated appliances, Utility Room.

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 and enclosed rear garden.

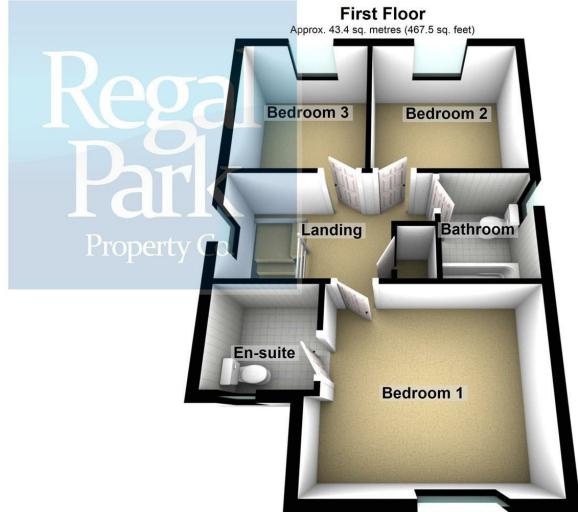
Viewings Highly Recommended.

EPC: B





Total area: approx. 87.2 sq. metres (938.2 sq. feet)



## Entrance Hall

UPVC double glazed window to side, under-stairs storage cupboard, double radiator, karndean flooring, door to:

## Lounge

12'4" x 12'11" max (3.76m x 3.94m max)

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

## Cloakroom

Fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, karndean flooring.

## Kitchen/Dining Room

9'2" x 18'1" (2.79m x 5.51m)

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, karndean flooring, uPVC double glazed french double doors to garden, door to:

## Utility

5'3" x 7'7" (1.60m x 2.31m)

Fitted with worktop space over, wall mounted boiler, integrated washer/dryer, space for tumble dryer, karndean flooring, uPVC double glazed obscure door to side, radiator.

## Stairs and Landing

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

## Bedroom 1

10'4" x 12'10" max (3.15m x 3.91m max)

UPVC double glazed window to front, radiator, fitted carpet, door to:

## En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, uPVC obscure double glazed window to front, radiator, vinyl flooring.

## Bedroom 2

9'6" x 9'6" (2.90m x 2.90m )

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

## Bedroom 3

9'6" x 8'3" (2.90m x 2.51m )

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

## Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to side, radiator, vinyl flooring.

## Outside

There is a Driveway to the side providing off road parking.

The rear garden has two patio areas, lawn area, outside tap, outside power socket, timber pergola, shed, gated side access.