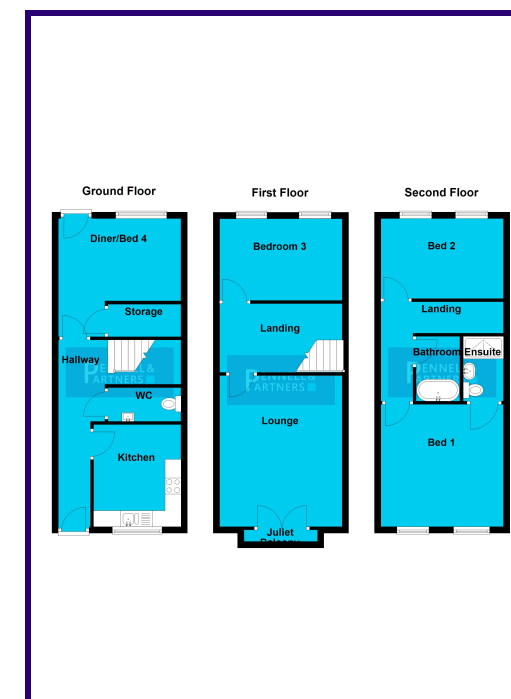




58 LAKEVIEW WAY, HAMPTON HARGATE, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8DQ

£270,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

This beautifully presented town house on Lakeview Way offers three floors of flexible living space, making it perfect for families or professionals looking for a spacious and versatile home.

The first floor features a large lounge with breath-taking views over the lake, boasting a Juliet balcony to take in the view from, providing a serene and picturesque backdrop to your daily life.

The dining room is perfectly positioned, opening out onto the enclosed rear garden. This outdoor space is ideal for alfresco dining, gardening, or simply relaxing in privacy.

The modern kitchen is designed to a high standard, offering sleek cabinetry and modern appliances.

The property includes a ground floor WC for added convenience, while the family bathroom is both stylish and functional, featuring modern fittings and fixtures.

The Master bedroom boasts its very own ensuite, making this space even more convenient.

With 3/4 bedrooms, this home can accommodate a growing family or provide flexible space for a home office or guest room.

Located in the sought-after Hampton Hargate area, this property benefits from excellent local amenities, including schools, shops, and transport links. The nearby lake and green spaces offer wonderful opportunities for outdoor activities and leisure.

EPC Rating: C (73)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Entrance Hall

1.5m x 5.8m (4' 11" x 19' 0") 1500m x 5826m (4921' 3" x 19114' 2")

Kitchen

2.7m x 3.1m (8' 10" x 10' 2")

W/C

1.05m x 2.28m (3' 5" x 7' 6")

Dining Room/Bedroom 4

3.7m x 2.6m (12' 2" x 8' 6")

Lounge

4.99m x 3.80m (16' 4" x 12' 6")

Bedroom 3

2.6m x 3.7m (8' 6" x 12' 2")

Bedroom 2

3.8m x 2.6m (12' 6" x 8' 6")

Master Bedroom

2.79m x 3.81m (9' 2" x 12' 6")

Master Ensuite

2.0m x 1.29m (6' 7" x 4' 3")

Family Bathroom

1.49m x 2.0m (4' 11" x 6' 7")