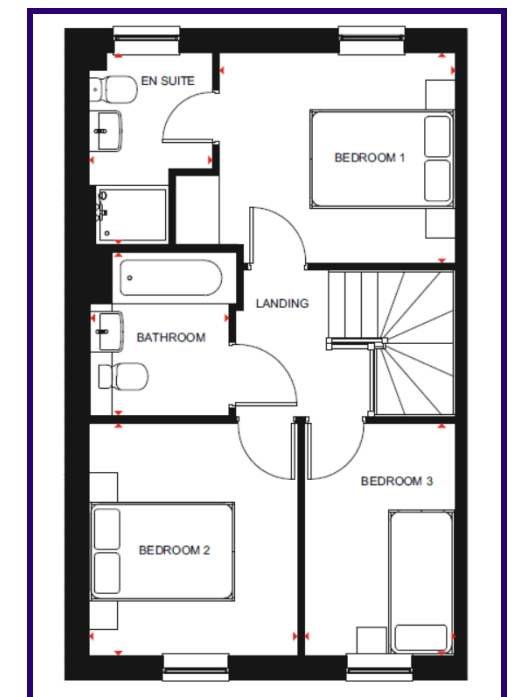
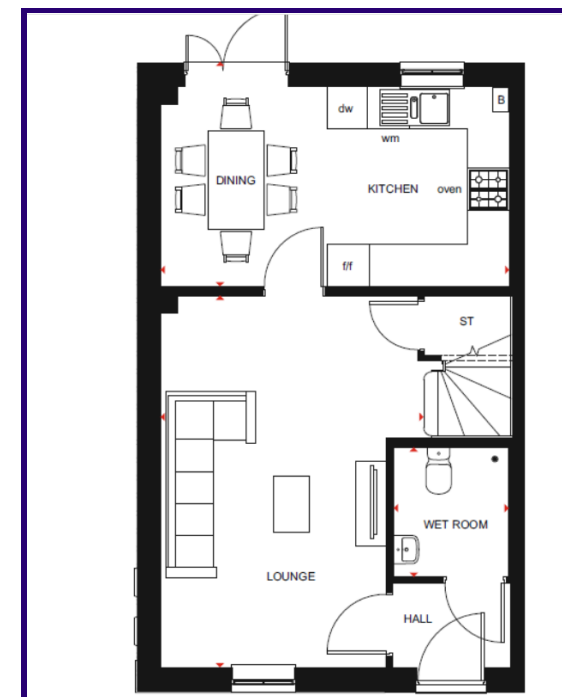




2 CHELBURN GROVE, HAMPTON WATER, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8TG

Guide Price £260,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £260,000 - £270,000\*\*\*

Situated just moments from a range of amenities, local schools, and excellent transport links, this property is also perfectly placed for lovers of the outdoors – with miles of riverside, lakeside and greenbelt walks quite literally on your doorstep.

As you step through the front door, you’re greeted by a smart and enclosed entrance porch, creating a welcoming and practical space to enter the home. Directly ahead lies a cleverly designed ground floor WC, which has been prepped as a future wet room—featuring drainage, a wide access door, and space for a shower installation if desired. An excellent consideration for accessibility or flexibility in the future. To the right of the hallway is the heart of the home – a generously sized lounge that is both stylish and bright, offering the perfect space to relax or entertain guests. The property continues to impress as you move through to the rear where you'll find the spacious kitchen diner, boasting a sleek and modern kitchen with fitted appliances and plenty of worktop and storage space. Thoughtfully designed for both form and function, this area is perfect for family meals, hosting or everyday living. At the rear of the kitchen, French doors open out onto the sunny, south-facing garden. These doors come fitted with high-quality blackout blinds, offering comfort and privacy when needed.

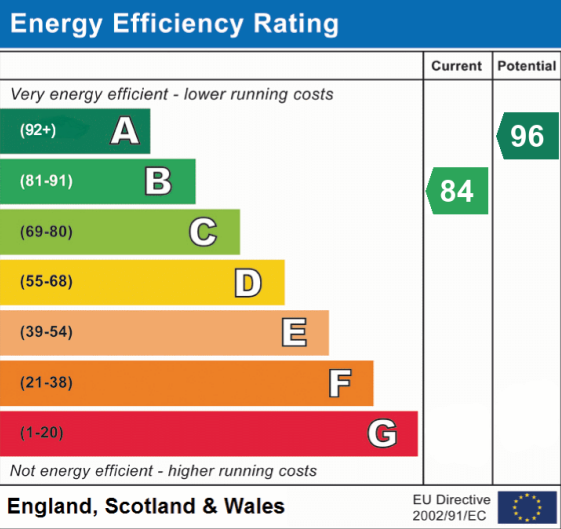
Outside, the garden is a real retreat—private, well-maintained and bathed in sunshine throughout the day. With a patio area, a neat lawn, outdoor tap, external sockets, and side gated access, it’s the perfect space for summer evenings, children’s play or weekend barbecues.

Back inside, the first floor offers three well-proportioned and beautifully presented bedrooms, each decorated to a high standard. The master bedroom benefits from a modern ensuite shower room, while the family bathroom includes a bath with shower over, WC and basin, all in excellent condition.

Throughout the property, storage has been carefully considered, with built-in options as well as a fully boarded loft that features a pull-down ladder, lighting and electrics—ideal for additional storage. Externally, the home comes with two allocated parking spaces, located just outside the property for added convenience.

In summary, this is a turn-key home in a sought-after location, combining contemporary comfort with practical living. Whether you're a first-time buyer, upsizing, or relocating, this home truly has it all.

EPC Rating: B (84)



GROUND FLOOR

ENTRANCE HALL

WC/WETROOM

1.841m x 1.643m (6' 0" x 5' 5")

LOUNGE

5.273m x 5.022m (17' 4" x 16' 6")

KITCHEN/DINING

5.971m x 2.834m (19' 7" x 9' 4")

FIRST FLOOR

MASTER BEDROOM

3.839m x 2.874m (12' 7" x 9' 5")

MASTER ENSUITE

2.617m x 1.695m (8' 7" x 5' 7")

BEDROOM TWO

3.171m x 2.861m (10' 5" x 9' 5")

BEDROOM THREE

3.171m x 2.073m (10' 5" x 6' 10")

BATHROOM

2.229m x 2.000m (7' 4" x 6' 7")

FRONT OF HOUSE

ALLOCATED PARKING FOR TWO CARS  
SIDE GATE ACCESS TO REAR OF PROPERTY

REAR OF HOUSE

LAWN AND PATIO AREA  
WATER TAP  
FRENCH DOOR FROM KITCHEN/DINER  
SOUTH FACING