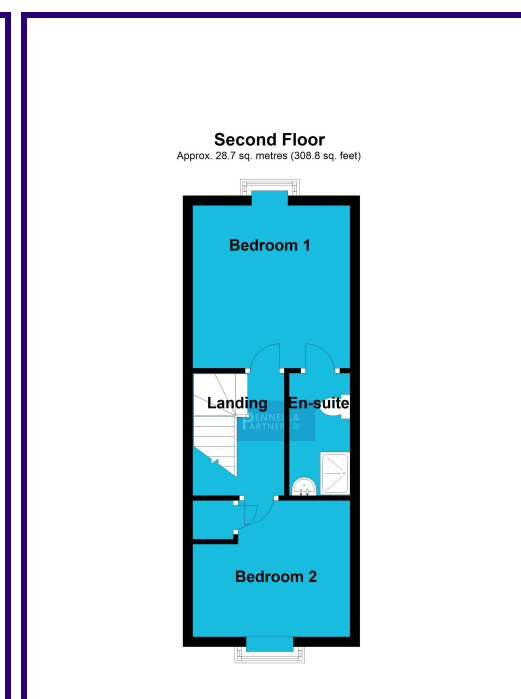
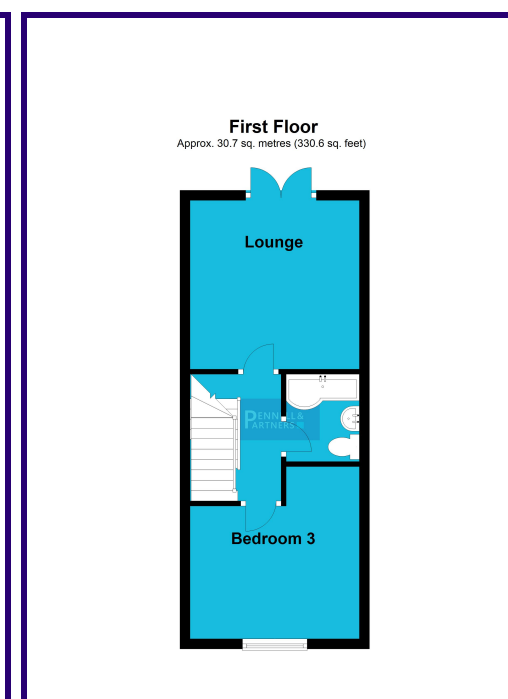
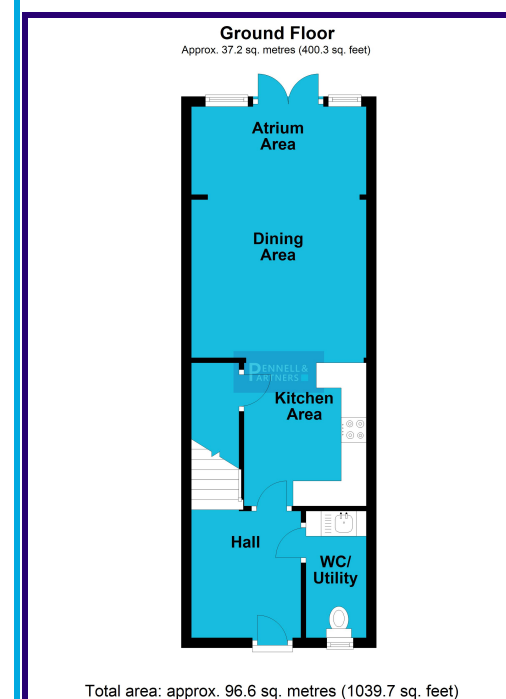




LADY CHARLOTTE ROAD, HAMPTON HARGATE, PETERBOROUGH.

Guide Price £325,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Set in Hampton Hargate, this STAMFORD HOMES built home offers fantastic accommodation over three floors, and offers space and flexibility for a growing family! With 3 or 4 double bedrooms, with an en-suite to the main bedroom, kitchen diner and lounge, a garage and private garden this is an ideal home. Set close to Serpentine Green in the popular Hampton area of Peterborough, transport links around the city and further afield are all within a short distance.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### Entrance Hall

Composite front door gives access to the Entrance Hall. Wood Flooring. Radiator. Stairs to First Floor. doors to Kitchen and Cloakroom.

### Cloakroom

Window to front elevation. Tiled floor. Low level W.C. Radiator. Base Units with worktop over, with inset sink. Plumbing for washing machine.

### Kitchen

3.75m x 2.62m (12' 4" x 8' 7") Range of base and eye units with worktop over. Stainless Steel sink and drainer. Fitted dishwasher. Fitted gas hob with extractor hood over. Fitted electric oven. Store cupboard. Wood flooring. Breakfast bar. Opens to: -

### Lounge/Diner

4.68m x 3.71m (15' 4" x 12' 2") Open plan to Kitchen, Wood floor. 2 Radiators. Windows to rear elevation. French door to rear elevation.

### First Floor

#### Lounge / Bedroom Two

3.65m x 3.58m (12' 0" x 11' 9") Radiator. French doors to rear elevation, leading to Juliette balcony.

#### Bedroom Three

2.85m x 3.65m (9' 4" x 12' 0") Radiator. Window to front elevation.

#### Family Bathroom

Bath with shower over. Low level W.C. Wash hand basin. Radiator. tiled splashbacks.

### Second Floor

#### Master Bedroom

3.65m x 3.59m (12' 0" x 11' 9") Window to rear elevation. Radiator. Fitted Wardrobes.

#### En-suite Bathroom

Recently refurbished with Shower cubicle with glass door, and tiled surround. Low Level W.C. Wash hand basin. Radiator. Extractor fan.

### Bedroom Four

3.65m x 3.29m (12' 0" x 10' 10") Window to front elevation. Radiator. Airing cupboard containing boiler.

### Rear Garden

Mainly laid to gravel with timber fence and brick wall boundaries. Gate to rear leading car parking and Garage.