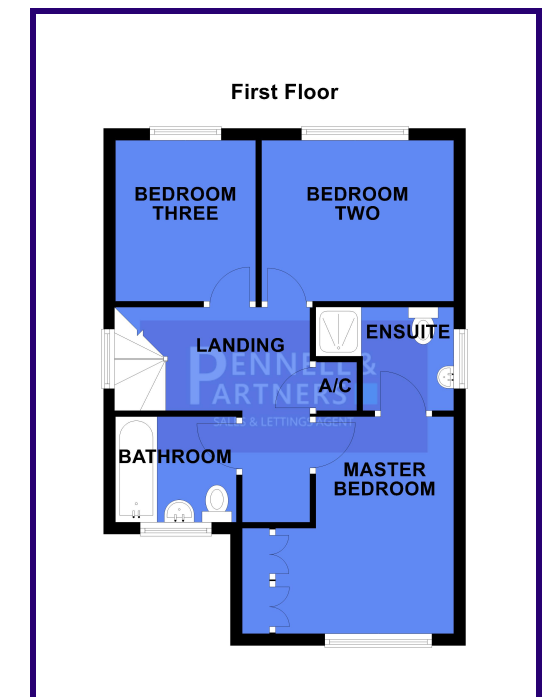
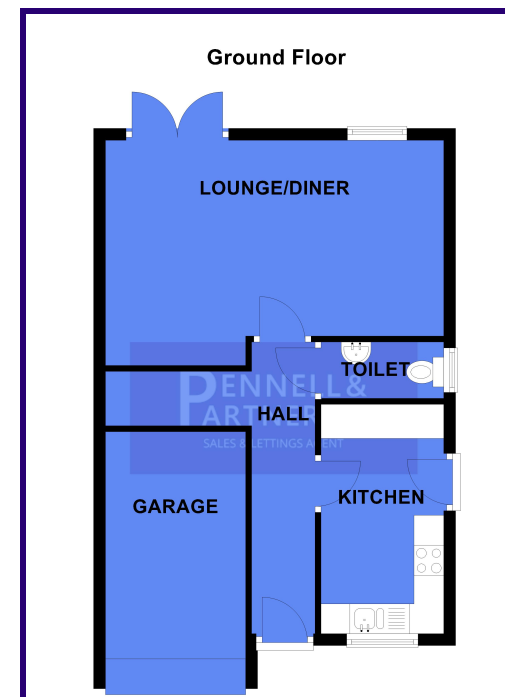




6 LEAF AVENUE, HAMPTON HARGATE, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8EF

£290,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

NO CHAIN

Upon entering the property, you are welcomed into a central hallway which provides access to all of the ground floor accommodation. To the right-hand side, the kitchen offers a good range of units along with ample worktop and preparation space.

There is also plenty of room for white goods, making it a practical and functional space for everyday cooking and household needs.

Completing the ground floor is the convenience of a well-sized downstairs W/C.

To the rear of the property you will find a fantastic and spacious lounge diner, which forms the heart of the home. This bright and versatile room provides ample space for a variety of furniture arrangements, comfortably accommodating both living and dining areas.

Large French doors open directly onto the rear garden, allowing plenty of natural light to fill the room while also creating an excellent connection to the outdoor space—ideal for entertaining or relaxing with family.

Upstairs, the property offers three well-appointed and generously sized bedrooms. The standout is the master bedroom, which benefits from built-in wardrobes and a convenient ensuite shower room. The remaining bedrooms provide flexible space for family members, guests, or a home office if required.

The family bathroom is finished to a modern specification and includes a bath with shower over, wash hand basin and WC.

Externally, the home continues to impress. The property is set back from the road and benefits from a private driveway leading to a single integral garage, offering secure parking as well as useful additional storage space.

The rear garden is private and enclosed, making it perfect for families or those who enjoy spending time outdoors. It features a patio area ideal for seating and entertaining, a lawned section, and further storage options.

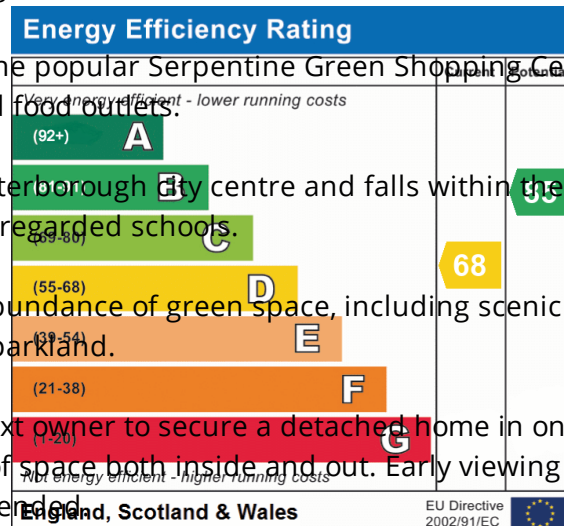
The location is another key highlight. Hampton is well known for its excellent access to major routes in and out of Peterborough, making it ideal for commuters.

A wide range of local amenities are nearby, including the popular Serpentine Green Shopping Centre, restaurants, cafés and food outlets.

The property also benefits from quick access to Peterborough City centre and falls within the catchment of several well-regarded schools.

For those who enjoy the outdoors, the area offers an abundance of green space, including scenic lake walks and open parkland.

This property offers an excellent opportunity for its next owner to secure a detached home in one of Hampton's most sought-after locations, with plenty of space both inside and out. Early viewing is highly recommended.



GROUND FLOOR

KITCHEN

2.063m x 3.853m (6' 9" x 12' 8")

CLOAKROOM

2.065m x 1.060m (6' 9" x 3' 6")

LOUNGE/DINER

5.708m x 3.702m (18' 9" x 12' 2")

GARAGE

SINGLE GARAGE
UP AND OVER DOOR

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.563m x 3.647m (11' 8" x 12' 0")
plus built in wardrobe

MASTER ENSUITE

1.329m x 1.738m (4' 4" x 5' 8")
PLUS 800 X800 MM SHOWER ECLOSURE

AIRING CUPBOARD

BEDROOM TWO

3.148m x 2.771m (10' 4" x 9' 1")

BEDROOM THREE

2.473m x 2.763m (8' 1" x 9' 1")

FAMILY BATHROOM

2.471m x 1.879m (8' 1" x 6' 2")
SHOWER OVER BATH
TOILET
WASH HAND BASIN

OUTSIDE

FRONT

DRIVEWAY
ACCESS TO GARAGE
SIDE GATE ACCESS TO REAR OF PROPERTY
GRAVEL AREA WITH BORDERS

REAR

LARGE GRAVEL AREA
LAWN AREA
PATIO
ACCESS TO FRONT OF HOUSE
PATIO DOORS INTO LOUNGE/DINER