



## 11 Worthington Grove Hampton Waters Peterborough PE7 8SH

**£2,200 Per month**



Located in Hampton Water with open views to the front is this detached family home. Having had a garage conversion to provide space for an office and currently used as a music studio, this provides ample space for working from home. Accommodation comprises, gas central heating, double glazing, Karndean flooring, four bedrooms, en suite, family bathroom, a modern open plan kitchen dining room with bi folding doors opening to rear garden, lounge, utility, study/play room and enclosed garden to rear. A driveway provides off road parking. \*\*\* CALL TO BOOK A VIEWING \*\*\*



Entrance Hall 4.37m (14'4") max x 2.12m (7') Window to front, radiator, karndean flooring, stairs to first floor, door to:

Cupboard Under-stairs storage cupboard.

Living Room 4.93m (16'2") x 3.35m (11') Window to front, radiator, karndean flooring, TV point, door to:

Study/Play Room 2.06m (6'9") x 2.01m (6'7") Window to front, radiator, karndean flooring, door to:

Utility/WC 2.26m (7'5") x 2.06m (6'9") Built-in automatic washing machine, radiator, karndean flooring, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks.

Kitchen/Dining/Family Room 7.75m (25'5") x 3.91m (12'10") max Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, built-in dishwasher, built-in fan assisted oven, built-in five ring electric induction hob with extractor hood over, built-in microwave oven. radiator, karndean flooring, TV point, bi-fold doors to rear garden.

Office 4.06m (13'4") x 2.74m (9') (Garage conversion). Currently being used as a Music studio, Power connected and ceiling spot lighting, Sound proofed. Door to:

Studio Up and over door.

First Floor Landing Fitted carpet, loft hatch, door to:

Bathroom 2.15m (7'1") x 1.89m (6'2") Fitted with three piece suite comprising panelled bath with separate shower over, window to side, radiator, tiled flooring with sunken ceiling spotlight.

Bedroom 4 3.58m (11'9") max x 2.46m (8'1") Window to rear, radiator, fitted carpet.

Bedroom 3 3.96m (13') max x 2.44m (8') Window to rear, radiator, fitted carpet.

Bedroom 2 3.10m (10'2") x 1.99m (6'6") Window to front, radiator, fitted carpet.

Bedroom 1 4.47m (14'8") x 3.29m (10'10") Window to front, radiator, fitted carpet, TV point.

En-suite Fitted with three piece suite comprising pedestal wash hand basin, double shower cubicle and low-level WC, tiled surround, window to side.

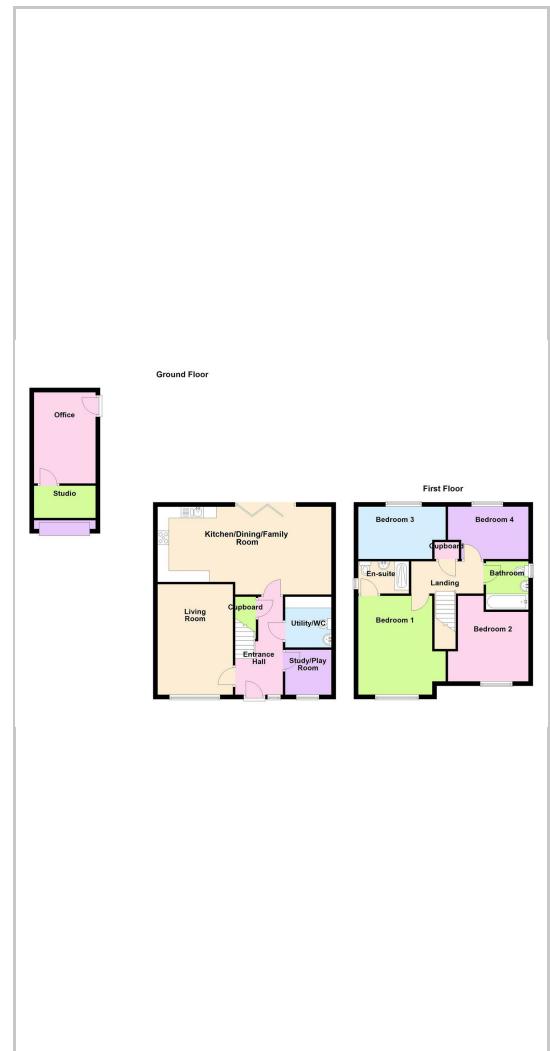
#### Outside

Enclosed by wooden panelled fence, large paved sun patio with seating area, mainly laid to lawn, garden tap, outside lighting, gated side access to front, courtesy door to side of garage.

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

