



82 Lakeview Way Hampton Hargate Peterborough PE7 8DQ

Guide price £475,000



GUIDE PRICE £475,000-£500,000 Located in the sought after area of Hampton with lake views is this detached family home, having been extended and much improved. Accommodation comprises five bedrooms over three floors, master bedroom with four piece en suite, two further en suites, separate family bathroom, three reception areas, separate study to first floor (potential sixth bedroom), cloakroom and separate utility room. A driveway to the side provides off road parking and leads to the single garage. An enclosed garden can be found to the rear. *** MUST BE VIEWED ***



Entrance Hall

Cloakroom

Kitchen/Breakfast Room 4.83m (15'10") x 3.40m (11'2")

Utility 1.92m (6'4") x 1.36m (4'6")

Lounge 5.52m (18'1") x 3.77m (12'4")

Dining Room 3.77m (12'4") x 2.56m (8'5")

Family Room 6.54m (21'5") x 1.40m (4'7")

First Floor Landing

Bedroom 3 3.33m (10'11") x 2.52m (8'3")

En Suite

Bedroom 5 3.22m (10'7") max x 2.52m (8'3")

Bathroom

Study 2.92m (9'7") x 2.04m (6'8") max

Bedroom 2 4.42m (14'6") x 3.65m (12')

En-suite

Second Floor Landing

Bedroom 4 6.09m (20') x 3.41m (11'2")

Bedroom 1 3.97m (13') x 3.15m (10'4")

En-suite

OUTSIDE

Enclosed garden to rear with panelled fencing, wooden decked seating area, laid to lawn and paved patio seating area. A driveway to the side of the property provides off road parking and leads to the single garage.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

