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SALES & LETTINGS

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## 12 Alder Road Hampton Hargate Peterborough PE7 8BX

**£1,600 Per month**



Modern detached house located in Hampton Hargate within easy reach of schools, shops and A1m. Accommodation comprises gas central heating, double glazing, kitchen diner, downstairs cloakroom, playroom, conservatory, living room, four bedrooms, en suite and family bathroom. Air conditioning units in playroom and two bedrooms. Driveway providing off road parking and garden to rear. \*\*\* EARLY VIEWING IS RECOMMENDED \*\*\*



## Entrance Hall Stairs, door to:

Cloakroom Window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator.

Living Room 4.27m (14') x 3.56m (11'8") Bay window to front, radiator, fitted carpet, TV point, coving to ceiling.

Utility 1.93m (6'4") x 1.46m (4'9") Plumbing for, vent for tumble dryer, open plan.

Play Room 4.88m (16') x 2.44m (8') Window to front, radiator, air conditioning unit, TV point with sunken spotlights.

Kitchen/Dining Room 6.40m (21') x 2.87m (9'5") Fitted with a matching range of base and eye level units with worktop space over with worktop space over, sink unit with single drainer and mixer tap, built-in fridge/freezer, plumbing for dishwasher, built-in fan assisted double oven, built-in hob with extractor hood over, window to rear, radiator.

Conservatory Half brick and uPVC double glazed, tiled flooring, under floor heating, open plan, double door to rear garden.

## First Floor Landing Fitted carpet, door to:

Bedroom 1 3.75m (12'4") x 3.70m (12'2") Window to front, window to side, air conditioning unit, radiator, sliding door.

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

Bedroom 4 2.48m (8'2") x 2.10m (6'11") Window to front, air conditioning unit, radiator, fitted carpet.

Bedroom 3 2.87m (9'5") x 2.57m (8'5") Window to rear, radiator, fitted carpet, textured ceiling.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator.

Bedroom 2 2.87m (9'5") x 1.52m (5') Window to rear, radiator, fitted carpet, double door to wardrobe.

## Outside

Enclosed by wooden panelled fence, paved sun patio with seating area, timber, decking and area and gated side access to front. Driveway to front.

## Area Map



## Floor Plans



## Energy Efficiency Graph

