



FITZJOHN
SALES & LETTINGS

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16 Guelder Road Hampton Hargate Peterborough PE7 8GE

Guide price £329,995



A modern link detached home located in Hampton Hargate within easy reach of the A1 and local amenities. The property has spacious living accommodation comprising entrance hall, cloakroom, lounge, dining room, kitchen breakfast room, landing to four bedrooms, en suite and family bathroom. Outside are gardens to front and rear, a carport, driveway plus single garage. *** AN EARLY VIEWING IS ESSENTIAL ***



Entrance Hall

Fitted laminated flooring, carpeted stairs to first floor, understairs storage cupboard, power and telephone points, two pendent lights to flat ceiling.

Cloakroom

Fitted with two piece suite comprising WC, pedestal wash hand basin, tiled splash backs, tiled flooring, radiator, extractor fan, ceiling light.

Lounge 15'9 (4.81m) x 11'1 (3.38m)

Fitted laminated flooring, feature open fireplace with stone effect surround, TV power and telephone points, radiator, two pendant lights to flat ceiling.

Dining Room 12'9 (3.89m) x 9'2 (2.80m)

Laminated flooring, power and TV points, radiator, ceiling light to flat ceiling.

Kitchen/Breakfast Room 14'3 (4.34m) x 9'10 (2.99m)

Fitted with a range of base and eye level units with work surfaces over, one and half bowl stainless steel sink unit with tiled splash backs, integrated gas hob, fitted double electric oven, space and power for free standing American style fridge freezer, space and power for dishwasher, space and plumbing for washing machine, fitted breakfast bar, gas central heating boiler to wall, power points, fitted vinyl flooring, radiator, ceiling light to flat ceiling.

First Floor Landing

Fitted laminated flooring, airing cupboard, power points, two pendent ceiling lights, access to loft space.

Bedroom One 11'0 (3.36m) x 9'9 (2.98m)

Fitted laminated flooring, range of fitted wardrobes, radiator, power points, telephone point, pendant ceiling light.

En Suite

Fitted with a three piece suite comprising of double shower cubicle, pedestal wash hand basin, close couple WC, full height tiled surround, fitted vinyl flooring, radiator, shaver socket, ceiling light and extractor fan.

Bedroom Two 12'9 (3.89m) x 11'4 (3.44m)

Fitted laminated flooring, range of fitted wardrobes, radiator, power points, ceiling light to flat ceiling.

Bedroom Three 16'5 (5.00m) x 10'5m (3.17m)

Dormer window to front, fitted laminated flooring, ceiling light with vaulted ceiling, two radiators, TV and power points.

Bedroom Four 9'9 (2.97m) x 8'0 (2.44m)

Fitted laminated flooring, fitted storage cabinets, radiator, power points and ceiling light.

Family Bathroom

Four piece suite comprising of panelled bath, separate shower enclosure, close couple WC, pedestal wash basin, tiled surround, fitted vinyl flooring, radiator, shaver socket, extractor fan and ceiling light.

OUTSIDE

To the front is a low maintenance garden enclosed by wrought iron railing, covered entrance and outside light. To the side is a tarmac driveway with off road parking for three or more cars with car port over and light. Leading to a single garage with metal roller door power and light connected. Gated access to rear garden. To the rear is an enclosed garden, good sized and established, laid to lawn and enclosed with panelled fencing, patio seating area, outside tap, lighting and further garden area to both side and behind 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

