



**FITZJOHN**  
SALES & LETTINGS

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## The Cannington Sheerness Way Hampton Beach Peterborough PE7 8XD

£412,995



\*\*\* PRICES FROM £412,995 \*\*\* Brand new detached three bedroom home located in the sought after location of Hampton Beach with Lake views. The Cannington offers versatile accommodation over three floors.

Deposit Contribution/Part Exchange/ Assisted Move Schemes Available - Ask for details.

Accommodation comprises open plan fully integrated upgraded kitchen/dining/family with doors leading to garden. Separate study, lounge with Juliet balcony and views over Lake. Bedroom one with en suite and fitted wardrobes. A driveway to the side leads to a single garage.

Flooring/window blinds/turf all included. New Home Structural Warranty and two year After Care Package included.



Hampton Beach will offer residents the chance to live on the outskirts of the growing city of Peterborough with lakeside surroundings. This new village is set alongside Teardrop lake and features cycleways and footpaths and picnic benches so you can enjoy your new surroundings. On your doorstep, you have ideal commuter links. The A15, A1 and A47 are all close by. Peterborough city centre is under 3 miles away and its railway station gives you quick access to destinations across the country.

Your new home at Hampton Beach is ideally located for all the family. You'll find a selection of schools and nurseries nearby so you can walk your children to school. For added convenience, your home is located less than a mile from Serpentine Green shopping centre as well as an Aldi. Cygnet Park is also on your doorstep, offering a selection of restaurants as well as a business park. The A15, A1 and A47 road networks are also close by.

Entrance Hall

Cloakroom

Study 2.39m (7'10) x 1.96m (6'5)

Dining/Family 6.25m (20'6) x 4.17m (13'8)

Kitchen 3.07m (10'1) x 3.07m (10'1)

First Floor Landing

Snug 4.17m (13'8) x 3.10m (10'2)

Bedroom Three 4.17m (13'8) x 3.35m (11'0)

Bathroom 2.13m (7'0) x 1.83m (6'0)

Second Floor Landing

Bedroom One 4.17m (13'8) x 3.15m (10'4)

En Suite

Bedroom Two 4.17m (13'8) x 3.25m (10'8)

Garden To Rear

Single Detached 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

