

**Willow Holt, Hampton Hargate, Peterborough, PE7 8AP**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and Hampton Hargate Primary School and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility, Spare Room, (formerly Garage). The first floor has the Master Bedroom with En-Suite and 2 built in wardrobes, 3 further Bedrooms and a Bathroom.

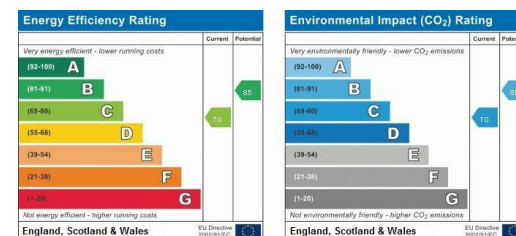
There is a Driveway to the front of the property providing ample off road parking and a converted Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: C

**Disclaimer**

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Price £375,000**  
**Freehold**



### Entrance Hall

UPVC double glazed window to front, double radiator, tiled flooring, under-stairs storage cupboard, stairs, door to:

### Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboard under and low-level WC, half height tiling to all walls, heated towel rail, tiled flooring.

### Lounge

14'3" x 10'6" (4.35m x 3.21m)

UPVC double glazed bay window to front, fireplace with wooden and tiled surround, two double radiators, laminate flooring, telephone point, TV point, double door to:

### Dining Room

8'10" x 9'6" (2.69m x 2.90m)

Two uPVC double glazed windows to rear, double radiator, tiled flooring, uPVC double glazed french double doors to garden.

### Kitchen

10'0" x 8'9" (3.05m x 2.67m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for dishwasher, space for tumble dryer, fitted electric fan assisted double oven, built-in five ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, telephone point, TV point, door to Spare Room, archway to:

### Utility

5'4" x 6'5" max (1.63m x 1.96m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted boiler, plumbing for washing machine, space for fridge/freezer, tiled flooring, door to garden.

### Spare Room (Converted Garage)

11'2" x 8'0" (3.40m x 2.43m)

UPVC obscure double glazed window to side, fitted carpet.

### Landing

Fitted carpet, door to:

### Bedroom 1

11'3" x 9'7" (3.43m x 2.92m)

UPVC double glazed window to front, radiator, fitted carpet, two built in wardrobes, door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Bedroom 2

12'2" x 12'0" max (3.71m x 3.66m max)

Two uPVC double glazed windows to front, two double radiators, fitted carpet, built-in double wardrobe(s), eaves storage.

### Bedroom 3

9'3" x 8'11" max (2.82m x 2.72m max)

UPVC double glazed window to rear, radiator, laminate flooring, built-in double wardrobe(s) with overhead storage.

### Bedroom 4

6'10" x 8'6" (2.08m x 2.59m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, heated towel rail.

### Outside

There is a Driveway to the front providing off road parking, leading to a converted Garage with storage space.

There is a car charging point on the side.

The rear garden has a patio area, laid to lawn, timber shed, summerhouse, outside tap, outside lighting, outside power socket, outside heater, mature flowers and trees, gated side access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

