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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Morton Close, Hampton Gardens, Peterborough, PE7 8RR**  
**Offers in excess of £300,000**  
**Freehold**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*MODERN DEVELOPMENT\* \*LIFE TIME HOME\* \*CUL-DE-SAC\***

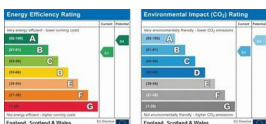
Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Gardens. The property is situated in a cul-de-sac close to local amenities and is within easy access to A1. The property was built in 2020 and was known as 'The Clayton Corner - Life Time Home' and comprises of: Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Family Bathroom.

There is a Driveway providing off road parking, leading to a Single Garage with side personnel door.

There is an enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 90.2 sq. metres (971.3 sq. feet)

#### Entrance Hall

UPVC double glazed window to front, radiator, LVT flooring, stairs, door to:

#### Cloakroom

UPVC obscure double glazed window to front, fitted with a two piece suite comprising of a pedestal wash hand basin and low-level WC, fitted storage cupboard, radiator, LVT flooring.

#### Kitchen/Dining Room

18'3" x 14'0" max (5.56m x 4.27m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler with heating timer control, space for fridge/freezer, integrated washing machine, uPVC double glazed window to front, uPVC double glazed window to rear, double radiator, LVT flooring, under-stairs storage cupboard, uPVC double glazed french double doors to garden, uPVC double glazed obscure door to driveway.

#### Lounge

13'6" x 11'9" max (4.11m x 3.58m max)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, LVT flooring, telephone point, TV point.

#### Stairs and Landing

UPVC double glazed window to rear, fitted storage cupboard, radiator, fitted carpet, door to:

#### Bedroom 1

11'6" x 11'5" (3.50m x 3.48m)

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

#### En-Suite

Fitted with a three piece suite comprising of a pedestal wash hand basin, tiled double shower cubicle with fitted shower over and low-level WC, tiled surround, uPVC obscure double glazed window to front, radiator, vinyl flooring.

#### Bedroom 2

8'7" x 10'7" max (2.62m x 3.23m max)

UPVC double glazed window to front, radiator, fitted carpet, fitted wardrobes and storage.

#### Bedroom 3

9'5" x 6'5" (2.87m x 1.96m)

UPVC double glazed window to rear, uPVC double glazed window to side, radiator, fitted carpet.

#### Bathroom

Fitted with a three piece suite comprising of a deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to rear, double radiator, vinyl flooring.

#### Outside

There is a Driveway providing off road parking, leading to a Single Garage with power and light connected, side personnel door. The rear garden has a patio area, laid to lawn, garden bedding areas with railway sleepers, outside tap, 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.