



FITZJOHN
SALES & LETTINGS

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38 Lornas Field Hampton Hargate Peterborough PE7 8AY

£195,000



A much improved and well presented semi detached home in the popular area of Hampton Hargate. The property is an ideal first time buy or investment opportunity. Accommodation comprises lounge, kitchen, conservatory, two bedrooms, bathroom, single garage with driveway and gardens. The property is located within easy reach of road links to the City Centre, A1m and local amenities. *** AN EARLY VIEWING IS ESSENTIAL ***



Entrance Hall

Radiator, laminate flooring with ceiling spotlights, open plan to:

Kitchen 2.38m (7'10") x 2.38m (7'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, space for fridge/freezer and washing machine, built-in electric oven, built-in gas hob with extractor hood over, window to front, tiled flooring, power point(s) with ceiling spotlights, wall mounted gas radiator heating boiler.

Lounge 5.10m (16'9") x 3.62m (11'11")

Two radiators, laminate flooring, TV point, cable, power point(s) with ceiling spotlights, carpeted stairs to first floor landing, double door to:

Conservatory

Half brick and uPVC construction with uPVC double glazed windows, vent windows and polycarbonate roof, two windows to side, two windows to rear, radiator, laminate flooring, power point(s) with ceiling spotlights, double door to rear garden.

First Floor Landing

Storage cupboard, fitted carpet, power point(s) with ceiling spotlights, access to loft space fitted with access ladder, lighting and partially boarded.

Bedroom 1 3.56m (11'8") x 2.64m (8'8")

Window to rear, radiator, fitted carpet, TV point, cable, power point(s) with ceiling light with ceiling fan, double wardrobe.

Bedroom 2 3.26m (10'8") x 2.18m (7'2") max

Window to front, radiator, fitted carpet, cable, power point(s) with ceiling spotlights, fitted wardrobes.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled surround, window to front, tiled flooring, heated towel rail, extractor fan.

OUTSIDE

A low maintenance front garden laid to gravel, outside tap and covered entrance. A tarmac driveway with space for two cars leads to the single garage with metal up and over door, power and lighting connected. The enclosed garden to the rear is laid to lawn with gravel borders, enclosed by panelled fencing, patio seating area and timber decking. Personal access door to garage and outside power.

Area Map



Floor Plans



Energy Efficiency Graph

