



**FITZJOHN**  
SALES & LETTINGS

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## 7 Morborn Road Hampton Hargate Peterborough PE7 8BJ

Guide price £325,000



A spacious well presented detached family home located in the popular area of Hampton Hargate. The property comprises of gas central heating, double glazing, open plan modern kitchen diner, utility room and store (garage conversion), cloakroom, four double bedrooms, master bedroom with en suite and refitted family bathroom. Outside is an enclosed garden to the rear and driveway providing off road parking.



Hall  
Window to front, radiator, oak flooring, telephone point(s), power point(s), coving to ceiling with ceiling light, carpeted stairs to first floor landing, door to:

Kitchen/Dining Room 8.10m (26'7") x 2.64m (8'8")  
Fitted with a matching range of base and eye level units with worktop space over, glazed display units, 1+1/2 bowl with mixer tap polycarbonate sink unit, built-in dishwasher, space for fridge/freezer, fitted electric double oven, built-in gas hob with extractor hood over, built-in microwave, window to front, window to rear, two radiators, tiled flooring, TV point, power point(s) with pendant lights, under-unit lighting, tiled splashbacks, door to:

Cloakroom  
Fitted with two piece suite comprising, wash hand basin and close coupled WC, tiled splashback, radiator, heated towel rail, tiled flooring with ceiling light, extractor fan.

Lounge 4.44m (14'7") x 3.58m (11'9")  
Two windows to rear, two radiators, oak flooring, TV point, TV point(s), power point(s), coving to ceiling with ceiling light, wall mounted electric fireplace, double door.

Utility 2.66m (8'9") x 2.48m (8'2")  
Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, oak flooring, cable, power point(s) with ceiling light, wall mounted gas radiator heating boiler.

First Floor Landing  
Radiator, oak flooring, power point(s) with ceiling light, access to loft space, airing cupboard.

Bedroom 1 3.65m (12') x 2.87m (9'5")  
Two windows to front, radiator, oak flooring, TV point(s), power point(s), coving to ceiling with ceiling light, fitted with a range of wardrobes, two double doors, door to:

En-suite  
Refitted with three piece suite comprising vanity wash hand basin, shower enclosure with folding glass screen and close coupled WC, tiled surround, window to front, radiator, tiled flooring with ceiling light, extractor fan.

Bedroom 2 3.80m (12'6") x 2.63m (8'8")  
Window to rear, radiator, oak flooring, TV point, power point(s), coving to ceiling with ceiling spotlights.

Bedroom 3 3.39m (11'1") x 2.36m (7'9")  
Window to rear, radiator, oak flooring, TV point, power point(s), coving to ceiling with ceiling spotlights.

Bedroom 4 3.82m (12'6") x 2.36m (7'9")  
Window to front, radiator, oak flooring, TV point, power point(s), coving to ceiling with ceiling spotlights.

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

OUTSIDE  
Covered entrance to front with outside lighting. A double width tarmac driveway leads to the garage (converted) with further gravelled parking and side gated access. To the rear is an enclosed tiered garden laid to lawn and enclosed by panelled fencing. There is a timber decked seating area, garden shed and outside tap.

## Area Map



## Floor Plans



## Energy Efficiency Graph

