



6 Pintail Gardens Hampton Vale Peterborough PE7 8WX

Guide price £450,000



*** GUIDE PRICE £475,000 - £485,000 *** NO CHAIN - MOTIVATED SELLER *** A detached family home located in Hampton Vale, well presented throughout and offering spacious accommodation. The property comprises an impressive 6.8m x 4.5m kitchen family room with fitted kitchen and matching island unit, cloakroom, separate utility, four double bedrooms, en suites to master bedroom and guest bedroom two and a four piece family bathroom. Detached double garage to side with double width driveway. An enclosed garden can be found to the rear with additional side garden. CALL TO VIEW !!!



Entrance Hall 3.40m (11'2") x 2.50m (8'2")

Lounge 6.45m (21'2") max x 3.40m (11'2")

Dining Room 3.40m (11'2") max x 3.23m (10'7")

Cloakroom 1.51m (4'11") x 1.25m (4'1")

Kitchen/Breakfast Room 6.85m (22'6") max x 4.48m (14'8")

Utility 1.94m (6'4") x 1.58m (5'2")

First Floor Landing

Bedroom 1 4.48m (14'8") x 3.81m (12'6")

En-suite 2.09m (6'10") x 1.18m (3'10")

Bedroom 2 3.08m (10'1") x 2.87m (9'5")

En-suite 2.10m (6'11") x 1.61m (5'3") max

Bedroom 3 3.49m (11'5") x 3.29m (10'9")

Bedroom 4 3.08m (10'1") x 2.86m (9'5")

Family Bathroom 3.09m (10'2") x 1.84m (6')

OUTSIDE

Enclosed garden to rear with patio seating area, laid to lawn and panelled fencing. Detached double garage to side with double width driveway.

*** 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

