



**Madingley Drive, Hampton Woods Peterborough PE7 8UY**

**welcome to**

**Madingley Drive, Hampton Woods Peterborough**

A modern and well-presented semi-detached home which is less than a year old and comprises of; entrance hall, downstairs wc, open plan living area, two double bedrooms, family bathroom, front & rear gardens and a tandem length driveway! Early viewings are recommended - don't miss out!



### **Entrance Hall**

Radiator, opening through to kitchen.

### **Downstairs Wc**

Radiator, hand wash basin, close coupled toilet.

### **Open Plan Living Area**

12' 8" x 24' 7" ( 3.86m x 7.49m )

Window to the front, French doors to the rear, two radiators, stairs to the first floor. Sink drainer set into work surface, further work surfaces with cupboards & drawers below and a range of wall mounted storage cupboards. Fitted electric oven with gas hob and cooker hood, integrated fridge/freezer. Space for washing machine, breakfast bar.

### **First Floor Landing**

Doors to:

#### **Bedroom 1**

12' 7" MAX x 12' 8" MAX ( 3.84m MAX x 3.86m MAX )

Window to the rear, radiator, overstairs storage cupboard, access to the loft.

#### **Bedroom 2**

7' x 12' 8" ( 2.13m x 3.86m )

Two windows to the front, radiator.

### **Bathroom**

Frosted window to the side, radiator, panel bath with shower & screen, hand wash basin, close coupled toilet.

### **Outside The Property**

The front garden is laid to lawn with small plants and a path leading to the front door. The rear garden is also laid to lawn, with a patio area and a shed. It is fully enclosed by fencing, with a side gate leading to the driveway. The driveway is of tandem length and is therefore suitable for two vehicles.

### **Agents Note**

There is a £321 p/a maintenance charge



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## Madingley Drive, Hampton Woods Peterborough

- Entrance Hall, Downstairs WC
- Open Plan Living Area
- Two Double Bedrooms
- Bathroom
- Gardens & Tandem Length Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £230,000

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Property Ref:  
YXZ109630 - 0003

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Please note the marker reflects the  
postcode not the actual property



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