



Langsett Gardens, Hampton Water PETERBOROUGH PE7 8TJ

welcome to

Langsett Gardens, Hampton Water PETERBOROUGH

A premium detached family home located on this popular development within Peterborough with lakeside walks on your doorstep. This property has been significantly improved by the current owners including an orangery to the rear, a refitted and re-designed kitchen, air conditioning in every room, solar panels, and an EV charging port. This home also benefits from a downstairs wc, ensuite to master bedroom, parking for 2 vehicles side-by-side, and an integral garage. This home must be viewed to fully appreciate, and early viewings are recommended. The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today.



Entrance Hall

Radiator, stairs to first floor, understairs storage cupboard.

Downstairs Wc

Frosted window to the side, radiator, hand wash basin, close coupled toilet.

Lounge

10' 8" x 15' 10" (3.25m x 4.83m)
Window to the front, two radiators.

Kitchen/Diner

10' 3" MAX x 17' (3.12m MAX x 5.18m)
Window to the rear, radiator. Sink drainer with boiling water tap set into work surface, further work surfaces with cupboards & drawers below with a range of wall mounted storage cupboards. Eye level electric oven, built in microwave, five burner gas hob with cooker hood. Integrated dishwasher & drinks fridge. Space for American style fridge/freezer.

Utility Room

Window to the rear, radiator, integrated washing machine & tumble dryer, storage cupboards.

Orangery

12' x 15' 9" (3.66m x 4.80m)
Two radiators, French doors & windows to the rear, electrically operated blinds for roof.

First Floor Landing

Radiator, access to the loft, storage cupboard.

Bedroom 1

11' 4" PLUS WARDROBES x 13' 9" (3.45m PLUS WARDROBES x 4.19m)
Window to the front, radiator, built in wardrobes.

Ensuite

Frosted window to the front, radiator, double shower cubicle, hand wash basin, close coupled toilet.

Bedroom 2

9' 10" x 9' 7" PLUS WARDROBES (3.00m x 2.92m PLUS WARDROBES)
Window to the rear, radiator, built in wardrobes.

Bedroom 3

12' 4" x 9' 1" INCLUDING WARDROBES (3.76m x 2.77m INCLUDING WARDROBES)
Window to the front, radiator, built in wardrobe & desk.

Bedroom 4

8' 4" PLUS WARDROBES x 9' 5" (2.54m PLUS WARDROBES x 2.87m)
Window to the rear, radiator, built in wardrobes.

Family Bathroom

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

Garage

17' 1" x 8' 11" (5.21m x 2.72m)
Up & over door, power & lighting, wall mounted gas boiler.

Outside The Property

The front garden is laid to lawn with small bushes. The driveway is suitable for two vehicles to park side-by-side and sits in front of the integral garage. The rear garden is also laid to lawn, with patio and flower beds. It is fully enclosed by fencing with a side gate leading back to the front.

Agents Note

There is a £360 per year contribution to the management/service charges

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Langsett Gardens, Hampton Water PETERBOROUGH

- Entrance Hall, Downstairs WC
- Utility Room, Lounge
- Refitted Kitchen/Diner, Orangery
- Four Bedrooms With Built In Wardrobes
- Ensuite & Family Bathroom
- Gardens, Driveway & Garage
- Air Conditioning, Solar Panels, EV Charger
- Over 6 Years Left On NHBC Warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109867 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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