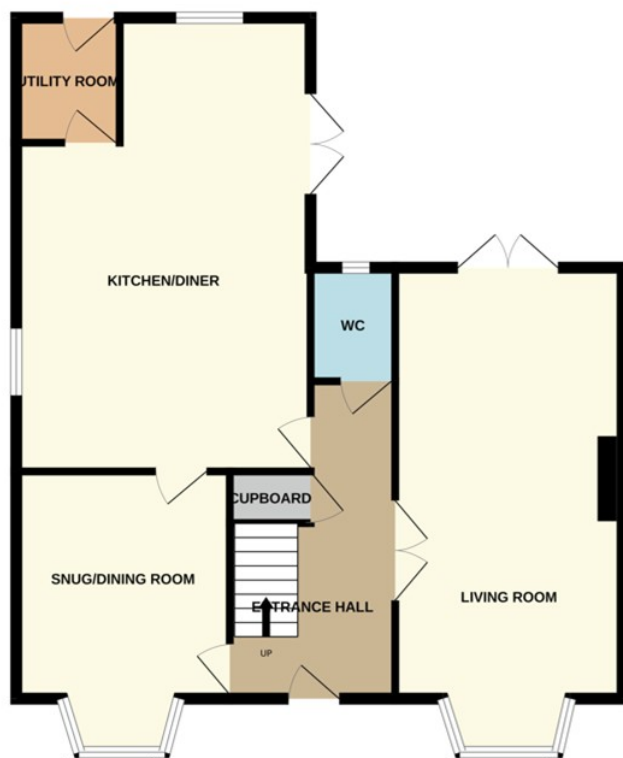




Horseshoe Way, Hampton Vale PE7 8LG

£500,000



*** LAKE VIEW *** " Immaculately presented 4 double bedroom detached home in the sought after location of Hampton. Overlooking a lake, this home is ideal for families. There are primary and senior schools close by. Featuring ample parking, double garage, 4 double bedrooms - 2 with en-suites, a family bathroom, WC, 2 reception rooms , spacious kitchen/diner, utility room and garden. EPC RATING - C / Council Tax Band - F".

ENTRANCE HALL
8' 2" x 15' 8" (2.49m x 4.78m) (approx) Door to front, radiator, cupboard and stairs to first floor.

LIVING ROOM
11' 3" x 24' 1" (into bay) (3.43m x 7.34m) 21' 3" (min) (6.48m) (approx) Bay window to front, French doors to rear and two radiators.

SNUG
10' 6" x 13' 4"(into bay) (3.20m x 4.06m) 11' 3" (min) (3.43m) (approx) Bay window to front and radiator.

KITCHEN / DINER
15' 8" (min) (4.78m) 22' 5"(max) x 14' 9"(max) (6.83m x 4.50m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, space for a cooker and two radiators. Window to side, French doors to side and window to rear.

UTILITY ROOM
5' 1" x 6' 3" (1.55m x 1.91m) (approx) Sink unit with mixer taps, space for a fridge/ freezer, plumbing for a washing machine, wall mounted boiler and radiator. Door to rear.

CLOAKROOM
4' 0" x 5' 3" (1.22m x 1.60m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to rear.

FIRST FLOOR LANDING
Cupboard with hot water tank enclosed.

BEDROOM 1
11' 8" x 13' 0" (3.56m x 3.96m) (approx) Window to side, Two Velux windows to side and radiator.

WALK IN WARDROBE
Two double wardrobes.

ENSUITE
5' 2" x 7' 4" (1.57m x 2.24m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side

BEDROOM 2
10' 7" x 9' 5" (3.23m x 2.87m) (approx) Window to front, built in wardrobe and radiator.

ENSUITE
3' 7"(min)(1.09m) 7' 1" x 6' 5"(max) (2.16m x 1.96m) (approx)Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to front.

BEDROOM 3
9' 5" x 10' 7" (2.87m x 3.23m) (approx) Window to rear, built in wardrobe and radiator.

BEDROOM 4
9' 3" x 10' 8" (2.82m x 3.25m) (approx) Window to front, built in wardrobe and radiator.

BATHROOM
6' 3" x 7' 3"(min) (1.91m x 2.21m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath shower cubicle and radiator. Window to rear.

OUTSIDE
The rear garden is mainly laid to lawn. The side of the property has a driveway leading to garages with gates. There is also an EV charger that we have been advised will stay with the property.

GARAGE
A double garage.

AGENT NOTES
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	82
EU Directive 2002/91/EC		

Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

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