



52 Horseshoe Way, Hampton Vale PE7 8LG

£485,000



\*\*\* LAKE VIEW \*\*\* " Immaculately presented 5 bedroom home. Located in the very popular area of Hampton, this modern home features a garage with off road parking, living room, kitchen, utility room, L Shape conservatory, cloakroom, garden room which is currently being used as a gym, bedroom one with dressing area and en-suite, 4 additional bedrooms, family bathroom and a balcony looking at the lake on floor one. EPC Energy Rating - D/ Council Tax Band - E".

**ENTRANCE PORCH**

Door to front, door to :-

**ENTRANCE HALL**

Cupboard, radiator and stairs to first floor.

**CLOAKROOM**

6' 1" x 3' 2" (1.85m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin with mixer taps. UPVC double glazed window to side.

**LOUNGE**

17' 1" x 11' 7" (5.21m x 3.53m) (approx) Two UPVC double glazed windows to front, two radiators, log burner and door to conservatory.

**KITCHEN/ BREAKFAST ROOM**

20' 6" x 11' 4" (6.25m x 3.45m) (max) 8' 6" (2.59m) (min) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated double oven, gas hob with extractor fan over and dishwasher. UPVC double glazed window to side.

**UTILITY**

7' 6" x 5' 4" (2.29m x 1.63m) (approx) Fitted with a range of base units with work surfaces over, sink with mixer tap over, plumbing for a washing machine, space for a fridge/ freezer. UPVC double glazed door to rear, UPVC double glazed window to side.

**CONSERVATORY**

(L- Shape) Two UPVC double glazed doors to rear and under floor heating.

**FIRST FLOOR LANDING**

Double doors to balcony, UPVC double glazed window to front, airing cupboard and radiator.

**BEDROOM 1**

14' 2" x 13' 7" (4.32m x 4.14m) (max) (approx) UPVC double glazed window to rear, radiator, cupboard open to :-

**DRESSING AREA**

Door to:-

**ENSUITE**

Fitted with a three piece suite comprising low level W/C , pedestal wash hand basin, shower cubicle and radiator. UPVC double glazed window to side.

**BEDROOM 5**

8' 7" x 6' 7" (2.62m x 2.01m) (approx) UPVC double glazed window to front.

**SECOND FLOOR LANDING**

Two UPVC double glazed windows to front.

**BEDROOM 2**

12' 4" x 10' 8" (3.76m x 3.25m) (approx) UPVC double glazed window to rear and radiator.

**BEDROOM 3**

9' 7" x 7' 7" (2.92m x 2.31m) (approx) UPVC double glazed window to side and radiator.

**BEDROOM 4**

9' 6" x 7' 9" (2.90m x 2.36m) (approx) UPVC double glazed window to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and radiator. UPVC double glazed window to side.

**OUTSIDE**

The rear of the property is enclosed by brick walling, astro turf, decking area, paved patio area, cabin with light and power and mature shrubs.

**GARAGE**

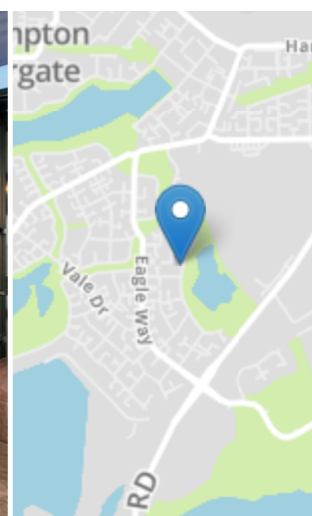
A single garage.

**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.

**AGENT NOTES**

Reference no:- 22/01707/HHFUL  
Proposal - erection of first floor side and rear extensions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	72
England, Scotland & Wales		