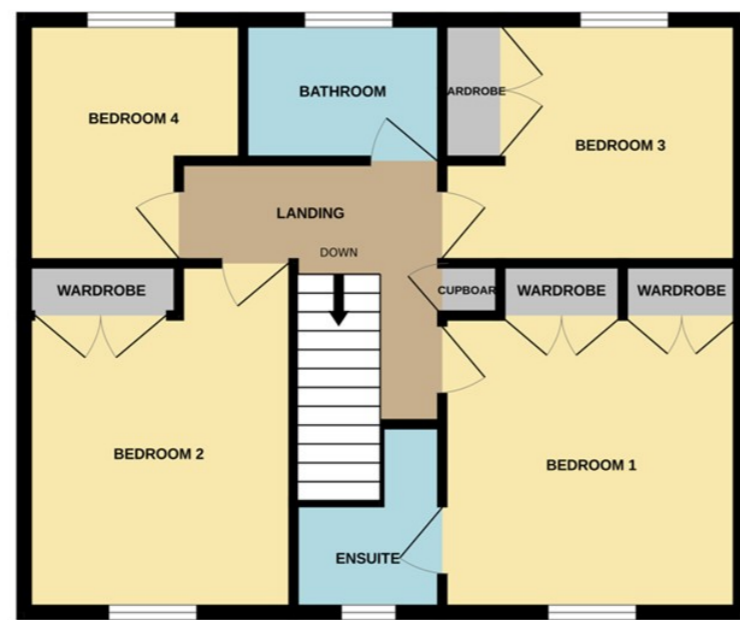
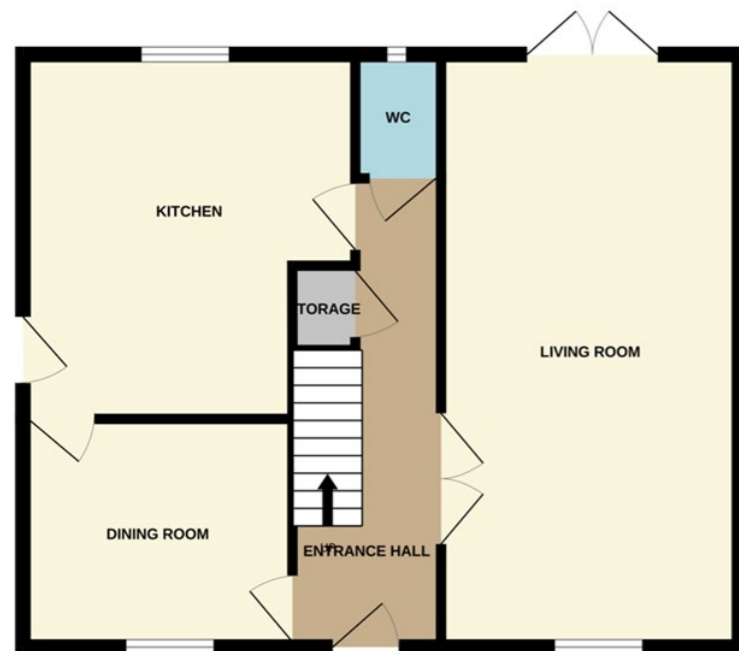




Horseshoe Way, Hampton Vale PE7 8LG

£350,000



\*\*\* NO ONWARD CHAIN \*\*\* " Guide Price £350,000- £370,000 for this spacious detached home is located in arguably one of the most sought after roads in Hampton vale. If you follow the road round, you'll have a fantastic green space with a lake and it's close by to both primary and secondary schools. Offering four bedrooms, with an en-suite to the bedroom 1, separate study/dining room, kitchen, spacious lounge, cloakroom, garage and parking. EPC Energy Rating - C/ Council Tax Band - D".

**ENTRANCE HALL**

Door to front, understairs cupboard and stairs to first floor.

**LIVING ROOM**

22' 4" x 11' 3" (6.81m x 3.43m) (approx) UPVC double glazed window to front, French doors to rear and two radiators.

**KITCHEN**

12' 9" (max) x 10' 2" (min) (3.89m x 3.10m) 13' 5" (4.09m) (Approx) Fitted with a range of base and eye level units with work surfaces, stainless steel sink with mixer tap, integrated oven, gas hob with extractor fan over, plumbing for a washing machine and dishwasher, space for a fridge/ freezer , space for a tumble dryer and radiator. UPVC double glazed window to rear and door to side.

**CLOAKROOM**

4' 7" x 3' 4" (1.40m x 1.02m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to rear.

**DINING ROOM / RECEPTION ROOM**

10' 2" x 8' 7" (3.10m x 2.62m) (approx) UPVC double glazed window to front and radiator.

**FIRST FLOOR LANDING**

Loft access and radiator.

**BEDROOM 1**

11' 5" x 11' 2" (3.48m x 3.40m) (approx) UPVC double glazed window to front, two fitted wardrobes and radiator.

**EN- SUITE**

7' 3" (max) (2.21m) 4' 2" (min) x 5' 9" (1.27 x 1.75m)(approx) (L-Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to front.

**BEDROOM 2**

13' 3" x 10' 5" (4.04m x 3.17m) (approx) UPVC double glazed window to front, built in wardrobe and radiator.

**BEDROOM 3**

11' 4" x 9' 2" (3.45m x 2.79m) (approx) UPVC double glazed window to rear, fitted wardrobe and radiator.

**BEDROOM 4 - L- SHAPE**

8' 8" (max) (2.64m) 6' 9" (min) x 9' 1" (2.06m x 2.77m) (approx) UPVC double glazed window to rear and radiator.

**BATHROOM**

7' 6" x 5' 5" (2.29m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

**OUTSIDE**

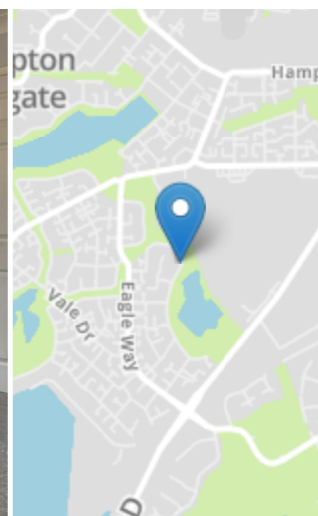
The front of the property has gravel area's each side with mature shrubs. Driveway leading to a single garage. The rear of the property has fencing, paved patio area and laid to lawn.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<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		
		<b>82</b>
	<b>72</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		