



52 Horseshoe Way, Hampton Vale PE7 8LG

£459,995



*** 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

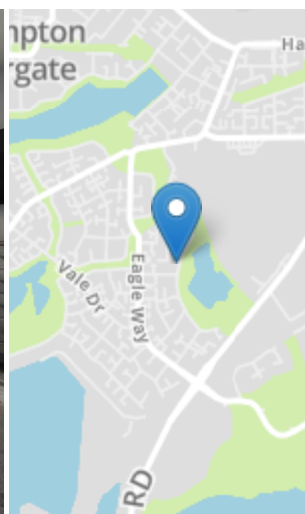
A single garage.

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) 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		
	60	72
England, Scotland & Wales		
EU Directive 2002/91/EC		