



Horseshoe Way, Hampton Vale

Connells SIGNATURE



Horseshoe Way, Hampton Vale

Entrance Hall

Stairs to first floor, door to rear front, radiator and storage cupboard.

Cloakroom

Window to rear, WC, wash hand basin and radiator.

Lounge

21' 4" x 11' 3" (6.50m x 3.43m)

UPVC double glazed bay window to front, two radiators, coving, UPVC French doors to rear.

Dining Room/Snug

10' 7" x 11' 3" (3.23m x 3.43m)

UPVC bay window to front and radiator.

Kitchen/Diner

22' 6" x 14' 11" (6.86m x 4.55m)

UPVC double French doors to side, high and low level storage with worktops over, tiled flooring, sink/drainage with mixer tap, integrated dishwasher, space for cooker, two radiators, windows to side and rear.

Utility Room

5' 2" x 6' 4" (1.57m x 1.93m)

Door to rear, sink/drainage with mixer taps, space for fridge/freezer, washing machine plumbing, wall mounted boiler and radiator.

First Floor Landing

Airing cupboard housing water tank.

Bedroom One

15' x 11' 10" (4.57m x 3.61m)

Window to side, two skylights to side, double built in wardrobes and radiator.

En-Suite

Window to side, shower cubicle, wash hand basin, WC and chrome heated towel rail.

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Window to front, radiator and built in wardrobe.

En-Suite

Window to front, wash hand basin, WC and shower cubicle.

Bedroom Three

10' 9" x 9' 7" (3.28m x 2.92m)

Window to rear, radiator and built in wardrobe.

Bedroom Four

10' 10" x 11' 7" (3.30m x 3.53m)

Window to front, radiator and built in wardrobe.

Bathroom

Window to rear, bath, shower cubicle, wash hand basin, WC and radiator.

Rear Garden

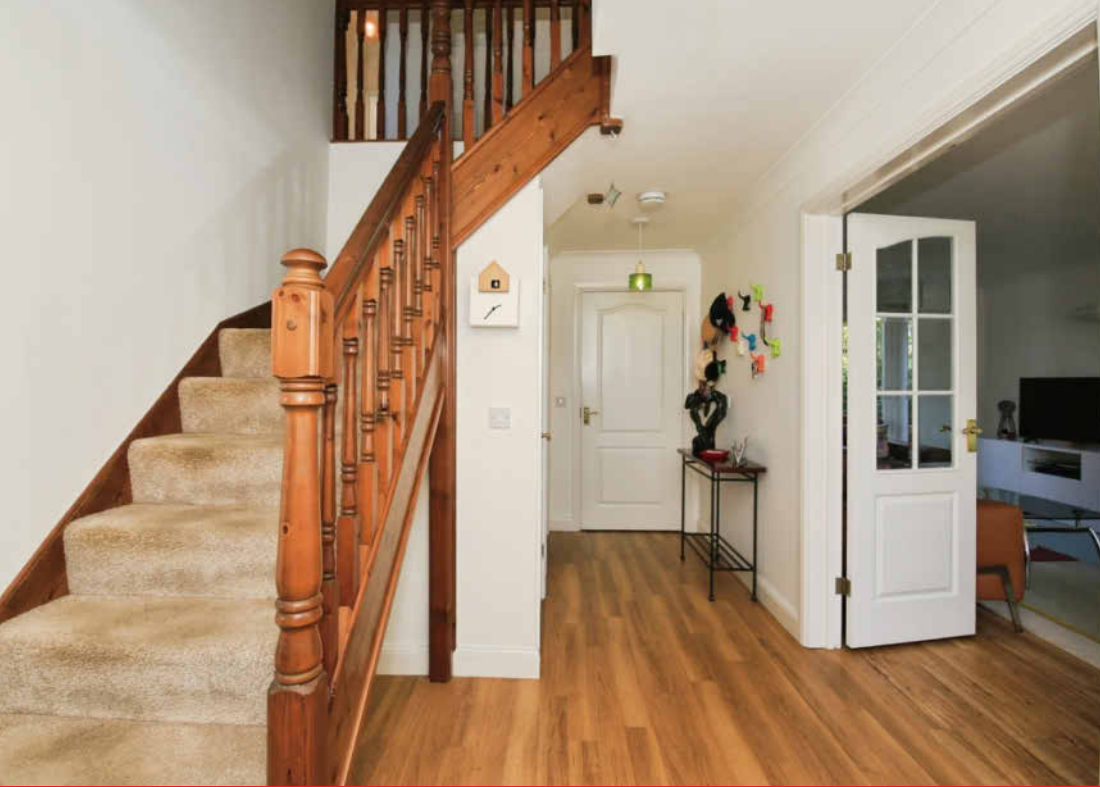
Mainly laid to lawn, driveway to side leading to double garage with gated access, EV charger which is sold with the property.



Front Garden

Driveway leading to gates leading to double garage.

Double Garage





Horseshoe Way, Hampton Vale

Located in Hampton, less than 4 miles from Peterborough City Centre with access to train and bus stations, university, and Queensgate Shopping Centre. Nearby are schools, Serpentine Green, restaurants, pubs, and green spaces. This family home overlooks a lake and fields, offers gated parking, double garage, and a mature garden. Inside: hallway, living room, snug, WC, and open kitchen/diner with utility. Upstairs: master with dressing area, wardrobes, en-suite; second bedroom with lake view and en-suite; two further doubles with wardrobes; plus a four-piece family bathroom.

Price

£500,000

EPC Rating: C

Council Tax Band: F

Tenure: Freehold



To view this property please contact us on

01733 314 775

or email peterborough@connells.co.uk

14 Cowgate, Peterborough, Cambridgeshire PE1 1NA

CONNELLS.CO.UK



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

