



**Horseshoe Way, Hampton Vale Peterborough PE7 8LG**

**welcome to**

## **Horseshoe Way, Hampton Vale Peterborough**

William H Brown is delighted to present this attractive five-bedroom detached family home, ideally located in the highly sought-after Hampton Vale area. This spacious and well-presented property offers versatile living accommodation arranged over three floors. The ground floor features a generous entrance hall, a bright and welcoming lounge, a separate dining room, a convenient WC, a large modern kitchen, and an adjoining utility room. To the first floor, you will find three well-proportioned bedrooms, including one with an en-suite, along with a contemporary family bathroom. The top floor offers two further bedrooms, one of which benefits from its own en-suite, making it perfect for guests or older children. Externally, the property boasts an attractive front garden, a secure gated driveway with parking for multiple vehicles, a double garage to the side, and a fully enclosed rear garden—ideal for families and outdoor entertaining. Located in an excellent position with beautiful lake views and within walking distance to local schools, shops, and amenities, this property truly offers the complete family lifestyle package.



## **Entrance Hall**

### **Lounge**

20' 4" x 11' 6" ( 6.20m x 3.51m )

### **Utility**

6' 4" x 5' 9" ( 1.93m x 1.75m )

### **Kitchen/Breakfast Room**

14' 1" x 13' 10" ( 4.29m x 4.22m )

### **Study / Dining Room**

11' 3" x 9' 3" ( 3.43m x 2.82m )

## **Cloakroom**

## **First Floor And Landing**

### **Bedroom Three**

15' 11" x 11' 7" ( 4.85m x 3.53m )

### **En-Suite**

### **Bedroom Four**

13' 5" x 9' 5" ( 4.09m x 2.87m )

### **Bedroom Five**

9' 5" x 6' 7" ( 2.87m x 2.01m )

## **Family Bathroom**

## **Second Floor And Landing**

### **Bedroom One**

20' 4" x 11' 7" ( 6.20m x 3.53m )

### **En-Suite**

### **Bedroom Two**

20' 4" x 9' 5" ( 6.20m x 2.87m )



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## Horseshoe Way, Hampton Vale Peterborough

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO EN-SUITES
- TWO RECEPTION ROOMS
- GATED DRIVE

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £425,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FLE104939 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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