



5 Puffin Lane

Hampton Vale PE7 8LF

Offers in the region of £198,000



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## 5 Puffin Lane

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Nicely proportioned semi detached house on Puffin Lane, a popular part of Hampton Vale.

This property comprises of;

Ground Floor- lounge with stairs to the first floor, kitchen/diner with door to the garden, W/C.

First Floor- landing, two bedrooms and a bathroom.

Outside- lawned frontage enclosed with a bush line, side access. To the rear of the property, an enclosed garden laid to lawn and benefits from a personal door to the garage. The garage is in a block to the rear of the property.

This property is within easy reach of all the local amenities Hampton has to offer and major transport links. This property is also offered with No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: B



## Ground Floor

### Lounge

14'7" max x 12'7" max (4.47m max x 3.84m max)

### Kitchen/Diner

12'5" x 9'11" (3.81m x 3.04m)

### W/C

## First Floor

### Landing

### Bedroom One

12'7" max x 12'7" max (3.84m max x 3.84m max)

### Bedroom Two

12'0" max x 7'6" max (3.67m max x 2.29m max)

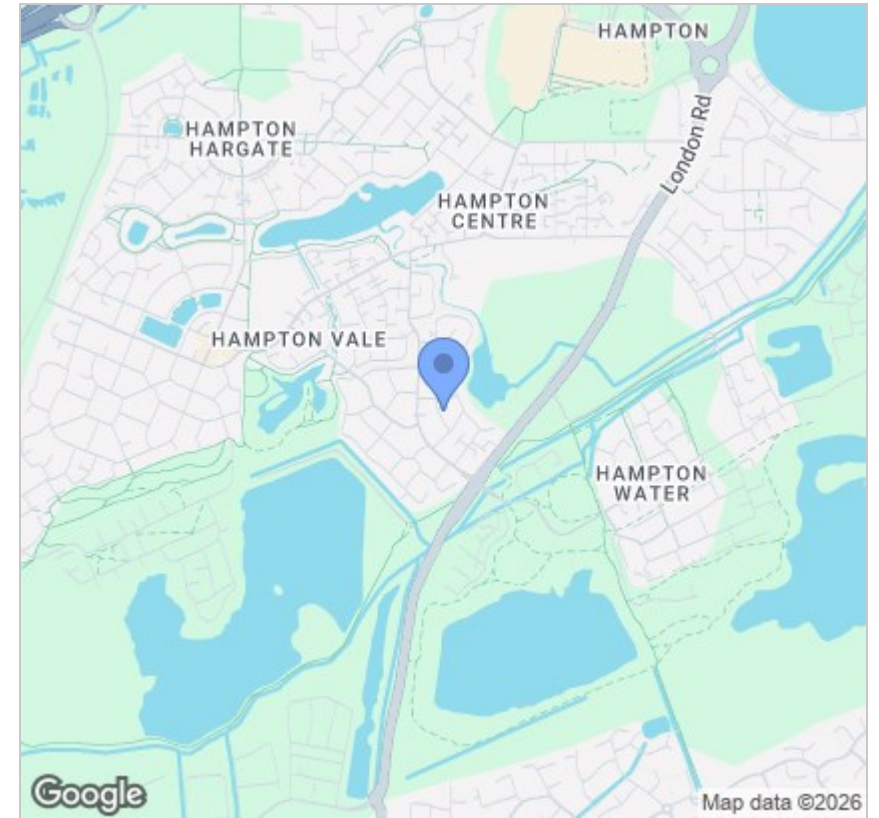
### Bathroom



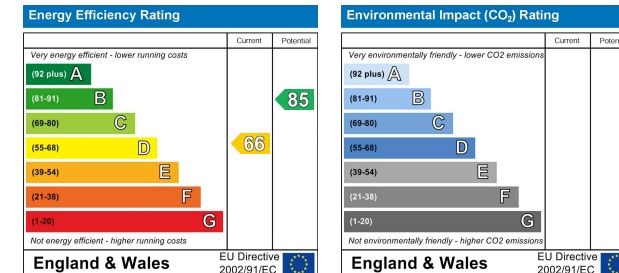
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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