



## 42 Horseshoe Way Hampton Vale Peterborough PE7 8LG

**£425,000**



Located in Hampton Vale is this detached family home benefiting from lake views. Accommodation offers versatile accommodation over three floors with five bedrooms, three bathrooms, an impressive 4.5m x 4.25m kitchen breakfast room, cloakroom and utility room. To the rear of the property is a good sized landscaped garden, detached double garage and double width driveway. \*\*\* MUST BE VIEWED \*\*\*



## Entrance Hall

Lounge 6.19m (20'4") x 3.50m (11'6")

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

Kitchen/Breakfast Room 4.29m (14'1") x 4.21m (13'10")

Study / Dining Room 3.42m (11'3") x 2.83m (9'3")

Cloakroom

First Floor Landing

Bedroom 3 4.85m (15'11") x 3.52m (11'7")

En Suite

Bedroom 5 2.86m (9'5") x 2.00m (6'7")

Bedroom 4 4.09m (13'5") x 2.86m (9'5")

Family Bathroom

Second Floor Landing

Bedroom 1 6.19m (20'4") x 3.52m (11'7")

En Suite

Bedroom 2 6.19m (20'4") x 2.86m (9'5")

## OUTSIDE

Double width driveway leads to the detached double garage with two up and over doors. Low maintenance garden to rear with paved patio and panelled fencing.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

