



53 Lockwood Way  
Hampton Water PE7 8QP

Offers in the region of £400,000





## 53 Lockwood Way

### Hampton Water PE7 8QP

Beautifully presented, corner plot, detached property on Lockwood Way in the highly sought after Hampton Waters well within it's NHBC warranty.

This stunning property comprises of entrance hall with cupboard and storage under the stairs, good sized living room with patio doors leading to the rear garden, separate dining room, downstairs cloakroom complete with WC and wash hand basin. Large kitchen benefitting from gas hob and matching base units and wall units as well as patio doors leading to rear garden.

To the first floor is family bathroom, master bedroom with en suite complete with shower unit, wash hand basin and WC. Two additional double bedrooms and generous sized single bedroom.

Outside- garden with patio area, gate leading to single garage and off road parking.

Tenure: Freehold  
Service Charge: £250 - £300 per annum  
Council Tax Band: D







Living Room  
16'9" x 10'2" (5.11m x 3.11m)

Dining Room  
10'9" (max) x 9'8" (max) (3.28m (max) x 2.96m (max))

WC

Kitchen  
14'11" (max) x (4.55m (max) x )

Family Bathroom

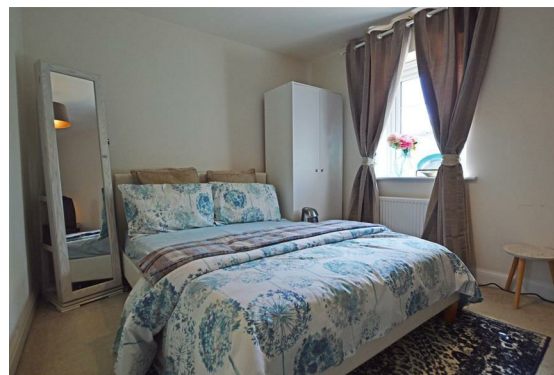
Master Bedroom  
10'2" x 15'0" (3.10m x 4.58m)

En Suite

Bedroom Two  
14'8" (max) x 8'7" (max) (4.48m (max) x 2.62m (max))

Bedroom Three  
12'3" (max) x 9'0" (max) (3.74m (max) x 2.76m (max))

Bedroom Four  
7'5" (max) x 7'3" (max) (2.27m (max) x 2.22m (max))





Floor Plan



Viewing

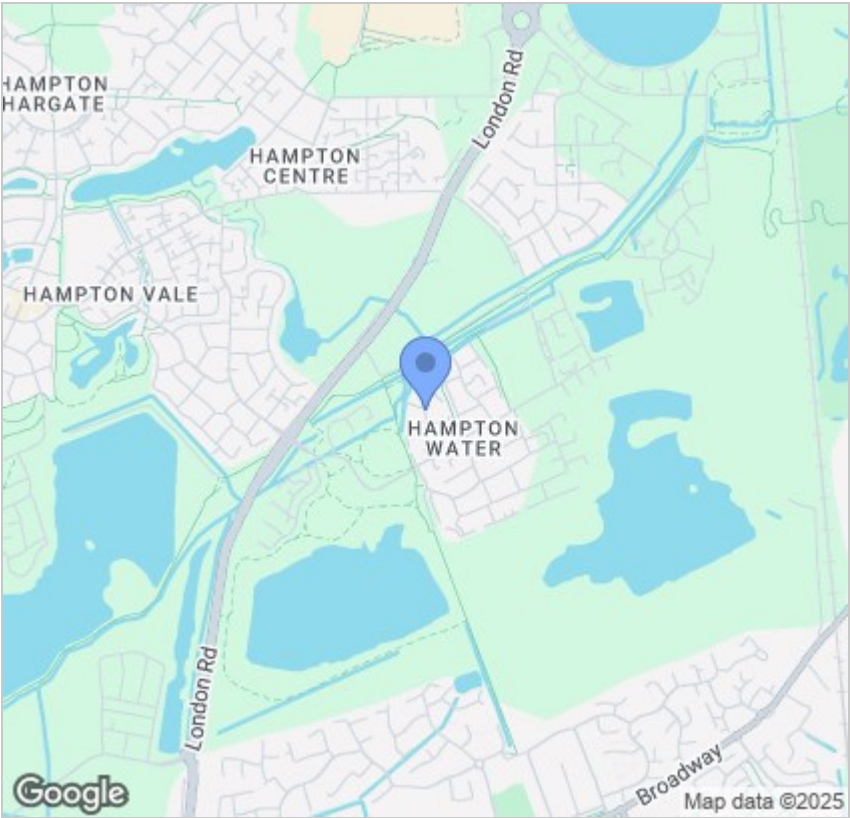
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

