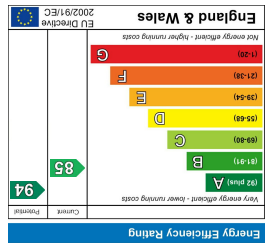


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



57 Lockwood Way
 Hampton Water, Peterborough, PE7 8QP
Offers In Excess Of £425,000



57 Lockwood Way

Hampton Water, Peterborough, PE7

80P
City and County are delighted to present for sale this EXECUTIVE FOUR DOUBLE BEDROOMED DETACHED family home, located in the popular location of Hampton Water. Convenient access to local schools, transport links into Peterborough City Centre, and Serpentine Green Shopping Centre. This would be a fantastic family home offering great entertaining space in a great location. The property is newly built and is still under warranty. The current owners have also increased the size of the utility room, made several luxury home improvements inside, and landscaped the front and rear gardens, making this a real show house!

Explore the possibilities of this spacious 148 square metre, two-storey residence that perfectly balances comfort and modern design. The ground floor features a comfortably-sized living room for your relaxation, a well-sized kitchen dining room equipped with integrated appliances, wall mounted radiators, electric blinds, a gas stove for those who love cooking, and two eye-level ovens. The kitchen also benefits from a practical utility room that has been extended. Downstairs also comprises, a two-piece cloakroom, and a single garage for your automotive needs with an electric roller door. As you ascend to the second floor, you will find four luxuriously-proportioned bedrooms for your tranquil rest, three with built in wardrobes. There is also a refitted three-piece bathroom comprising, a wash hand basin, a WC and a large walk-in shower. The master bedroom boasts a luxury three-piece en-suite. Outside boasts a well-designed landscaped rear garden, offering a lawned area, patio seating areas and decking. There is a storage shed and gated side access to the front. Parking for at least three vehicles and a seating area to the front. Please contact the office to arrange your viewing and please see our virtual tour.

Entrance Hall
6'7" x 13'7"

Living Room
12'2" x 18'8"

Kitchen Dining Room
19'3" x 15'0"



Utility Room
6'4" x 11'3"

WC
2'11" x 5'9"

Landing
6'9" x 19'9"

Master Bedroom
12'1" x 11'2"

En-Suite
9'1" x 5'10"

Bedroom Two
11'5" x 12'11"

Bedroom Three
10'0" x 10'0"

Bathroom
7'1" x 6'3"

Bedroom Four
10'0" x 11'3"

Garage
10'0" x 20'4"

EPC - B

Tenure - Freehold
There is a community Green Space Charge payable, current figure is approximately £300 per annum.

