

property details **approval form**

73 Lockwood Way, Hampton Water, PETERBOROUGH, Cambridgeshire, England, PE7 8QP

Date: 23 March 2026

Property Ref and Version: YXZ109399 - 0005

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL

T 01733 242433 **E** Yaxley@williamhbrown.co.uk

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>> **price**

£400,000

Tenure: Freehold

>> **key features**

- > Guide Price of £400,000 - £425,000
- > Kitchen / Diner & Two Reception Rooms
- > Four Bedrooms
- > Ensuite & Family Bathroom
- > Tandem Garage & Driveway
- > Popular Development
- > Close To Amenities
- > Over 4 Years Left On NHBC Warranty
- > EPC Rating: B

>> **short description**

A beautifully presented detached family home which is set on a corner plot and comprises of; entrance hall, downstairs wc, lounge, kitchen/diner, separate dining room, four bedrooms, ensuite to master, family bathroom, gardens, tandem length garage and driveway. Early viewings are recommended!

>> **long description**

An impressive and beautifully presented detached family home that had multiple upgrades from new and is located on a deceptively large corner plot on this popular development. This property has benefits including two reception rooms, an ensuite to the master bedroom, a tandem length garage and a driveway. In our opinion, this could make a great family home and early viewings are recommended!

The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Radiator, storage cupboard, stairs to the first floor, understairs storage cupboard.

Downstairs Wc

Radiator, hand wash basin, close coupled toilet.

Lounge

10' 2" x 16' 9" (3.10m x 5.11m)

French doors to the rear & window to the front, radiator.

Dining Room / Study

9' 8" x 10' 9" (2.95m x 3.28m)

Window to the front & side, radiator.

Kitchen / Diner

14' 11" MAX x 14' 11" MAX (4.55m MAX x 4.55m MAX)

Two windows to the side, window & French doors to the rear, radiator. Sink drainer set into work surface, further work surfaces with cupboard & drawers below with a range of wall mounted storage cupboards. Integrated fridge/freezer, washing machine & tumble dryer, dishwasher and wine cooler. Eye level oven & microwave, gas hob & cooker hood. Central island with additional storage cupboards.

First Floor Landing

Window to the rear, radiator, access to the loft.

Bedroom 1

10' 1" x 13' 2" (3.07m x 4.01m)

Windows to the side & rear, radiator, built in wardrobes.

Ensuite

Frosted window to the side, heated towel rail, double shower cubicle, hand wash basin, close coupled toilet.

Bedroom 2

8' 7" x 12' 6" (2.62m x 3.81m)

Window to the front & side, radiator, built in wardrobes.

Bedroom 3

9' x 12' 3" (2.74m x 3.73m)

Window to the front, radiator.

Bedroom 4

7' x 7' 5" (2.13m x 2.26m)

Window to the rear, radiator.

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>> **room description**

Family Bathroom

Heated towel rail, panel bath, hand wash basin, close coupled toilet.

Outside The Property

The front garden is made up of gravel & small plants, with a path leading to the front door. The rear garden is fully enclosed by brick walls & the garage wall, with a side gate to the driveway. It has been re-landscaped to create easy maintenance with artificial turf and a porcelain patio, as well as two decking areas and gravel. The garage is of tandem length with an up & over door and power & lighting. The driveway is suitable for two vehicles to park one in front of the other.

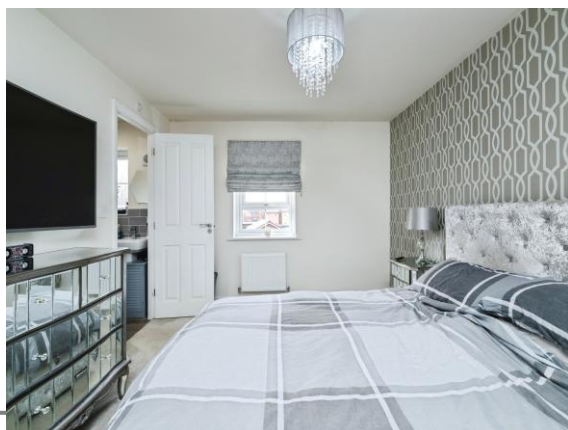
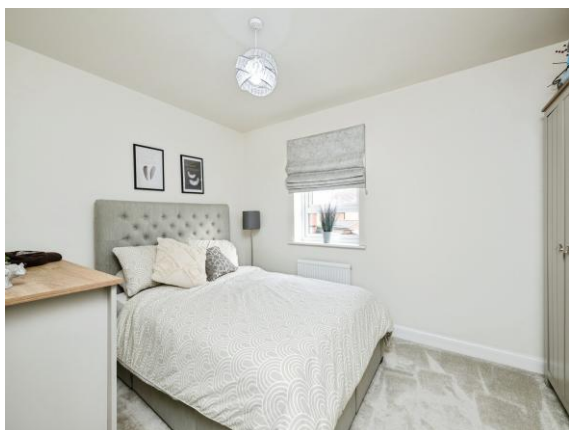
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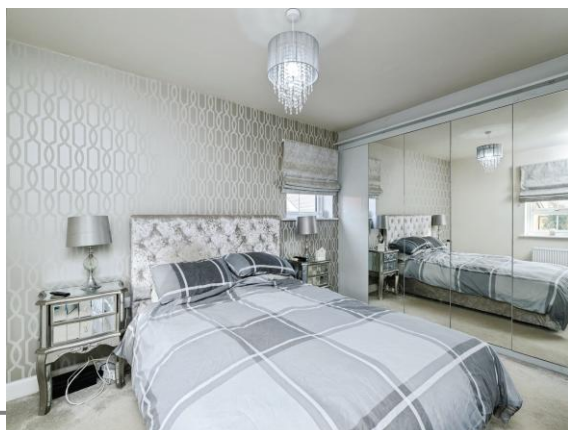
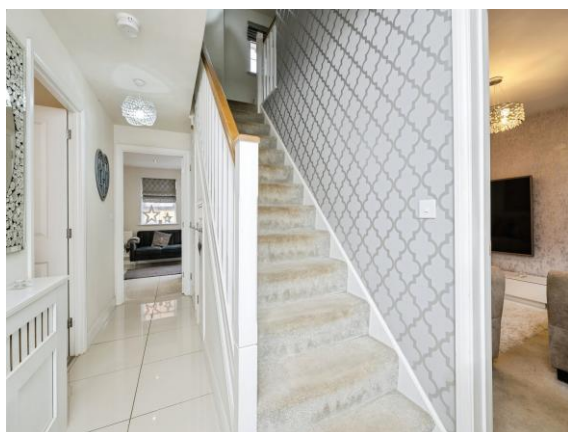
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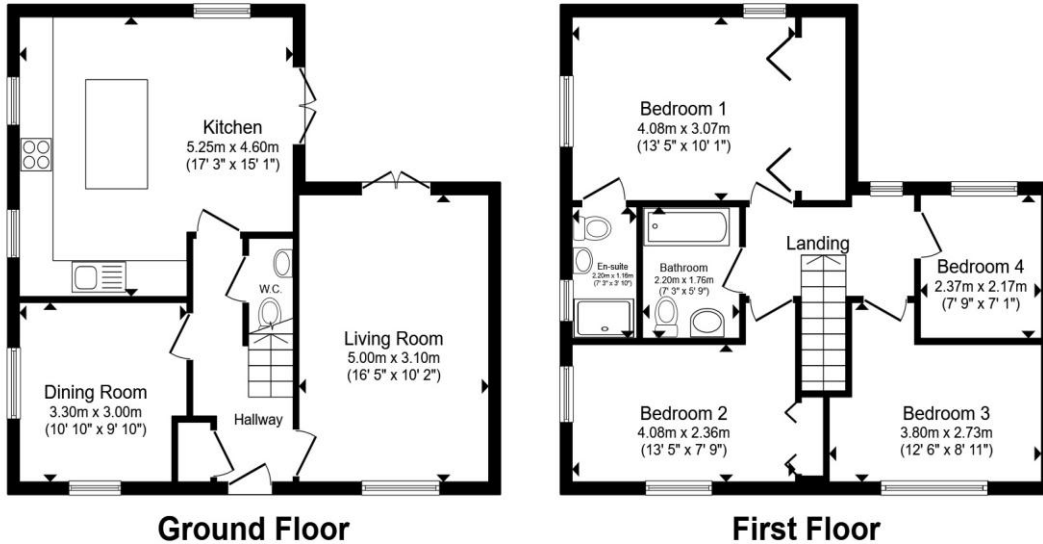
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>> floor plan



Total floor area 109.7 m² (1,181 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Ryan Double		
Mr & Mrs D.&R. Hughes		

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