



10 Lockwood Way, Hampton Water, Peterborough. PE7 8QQ

£275,000 - Freehold

Property summary

Located in the desirable Hampton Water this spacious modern semi-detached Barratt home is one to view! The property briefly comprises of spacious entrance hallway, kitchen with built-in oven hob and extractor hood, cloakroom, lounge/dining room with French doors to the rear garden, first floor landing leads to bedroom one with en-suite shower room, double bedroom, single bedroom and spacious family bathroom. The property benefits from uPVC double glazing and gas central heating. Outside there is a blocked paved driveway with parking for two vehicles, gated rear access into the fully enclosed rear garden which is mainly laid to lawn, the owners have recently added a patio and rear deck built to enjoy the evening sun. An early viewing is highly recommended to appreciate the accommodation.

Special note; the vendors are unable to complete before the 1st of April 2022.



Room Descriptions

Entrance Hall

4.92m (16'2") x 2.95m (9'8") max

Composite door, radiator, wood effect flooring, doors to:

Lounge/Dining Room

5.16m (16'11") x 3.63m (11'11")

uPVC window and French doors to the rear, single radiator, fitted carpet.

Kitchen

3.02m (9'11") x 2.72m (8'11")

uPVC window to the front aspect, fitted kitchen comprising of base and eye level units with matching worktops, one and half stainless steel sink unit with mixer tap, tiled splashbacks, gas hob with extractor hood over, electric oven, space for fridge/freezer and washing machine, wood effect flooring, concealed wall mounted Ideal boiler.

Cloakroom

Fitted with a two piece suite comprising of low level WC and sink unit, single radiator, wood effect flooring, extractor fan.

First Floor Landing

Fitted cupboard, loft hatch, doors to:

Bedroom One

3.43m (11'3") x 3.00m (9'10")

uPVC window to front, radiator, recess for wardrobes, fitted carpet, door to:

En-Suite

Obscure uPVC window to the front aspect, three piece suite comprising of double shower cubicle with glass screen, low level WC, wash hand basin, tiling to walls, radiator, wood effect flooring.

Bedroom Two

3.02m (9'11") x 2.79m (9'2")

uPVC window to rear, radiator, fitted carpet.

Bedroom Three

3.33m (10'11") x 2.13m (7')

uPVC window to rear, radiator, fitted carpet.

Family Bathroom

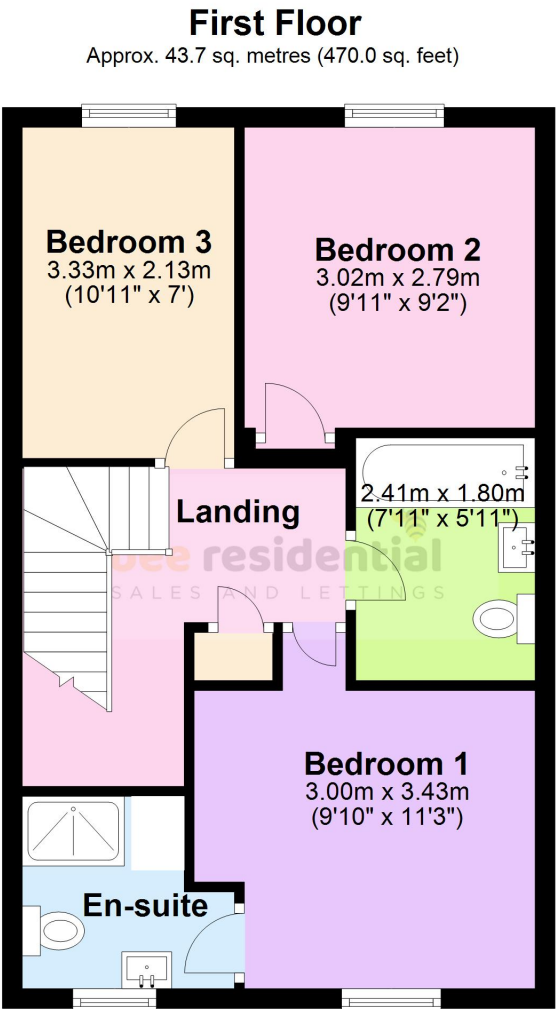
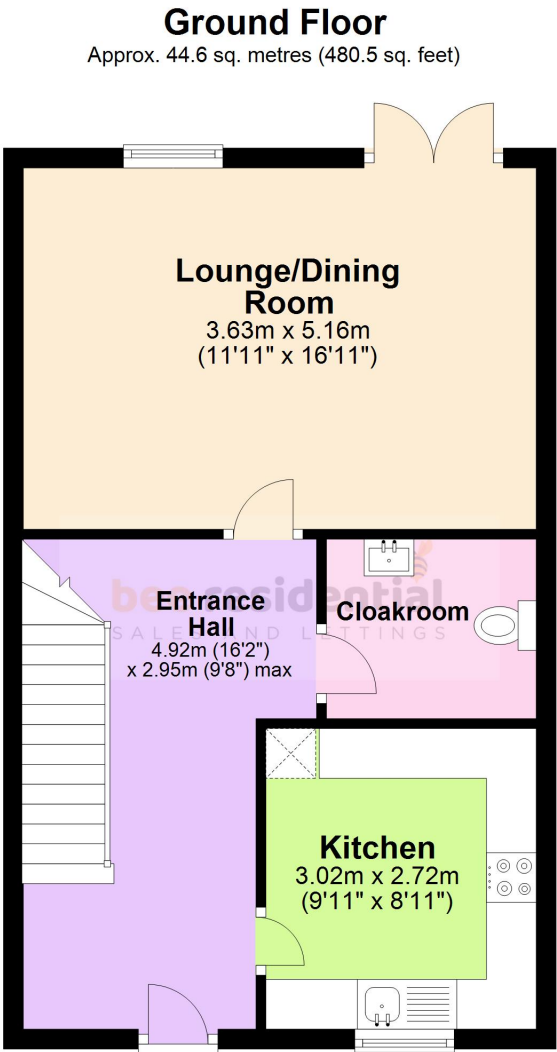
Three piece suite comprising of panel bath with shower attachment to the taps, low level WC, wash hand basin, radiator, extractor fan, wood effect flooring.

Outside

To the front there are established plants and shrubs, block paved driveway with parking for two vehicles, gated rear access into the fully enclosed rear garden which is mainly laid to lawn with a recent addition of a patio area and deck area to the bottom of the garden, garden shed, borders with plants and shrubs.

Agents Note

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Should you wish to make an offer on this property Bee Residential will ask you for ID, proof of address, proof of deposit & mortgage agreement in principle details, proof of cash, your estate agents details (if you have a related sale), your solicitors details, to ensure that you are in a position to purchase the property. We have not carried out a detailed or structural survey on the property and we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate guide.



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

The dimensions shown on our floor plans are approximate as each home is individually built, the precise measurements may vary although we endeavour to make the information as accurate as possible. Consequently these particulars should be treated as general guidance only and do not constitute a contract or warranty.
Plan produced using PlanUp.

