



## 34 Lockwood Way Hampton Water Peterborough PE7 8QQ

Guide price £415,000



Guide Price of £415,000 - £425,000 A modern detached spacious family home located in the sought after area of Hampton Water, within easy reach of the Water Sports Lake, Cricket Ground and road links. Accommodation comprises gas central heating, double glazing, 5m x 3.7m lounge, impressive kitchen dining room with built in appliances, separate utility and cloakroom, four double bedrooms, en suite to master and family bathroom. To the rear there is an enclosed landscaped garden and a double width driveway which leads to the integral garage. \*\*\* AN EARLY VIEWING IS HIGHLY RECOMMENDED \*\*\*



COUNCIL TAX BAND: E

Entrance Hall

Storage cupboard, door to:

Lounge 5.16m (16'11") x 3.70m (12'2")

Kitchen/Dining Room 5.80m (19') x 3.74m (12'3")

Utility 2.07m (6'10") x 1.80m (5'11")

Cloakroom

First Floor Landing

Bedroom 2 4.49m (14'9") x 3.47m (11'5") max

Bedroom 4 3.40m (11'2") x 3.03m (9'11")

Bathroom 2.17m (7'1") x 1.91m (6'3")

Bedroom 3 3.61m (11'10") x 3.10m (10'2")

Bedroom 1 3.70m (12'2") x 3.39m (11'2")

En-suite

#### OUTSIDE

Oversized garage with up and over door and double width driveway. Landscaped garden to rear with seating area.

\*\*\* 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

