



Lincoln Road, Peterborough  
**Offers in Excess of £210,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Close to Local Amenities
- Well Presented
- Garden
- Separate Dining Area

## Entrance Hall

### Lounge

3.78m x 3.02m (12'5" minimum excluding bayx 9'11" maximum including chimney breast).

### Dining Room

3.81m x 3.56m (12'6" x 11'8" excluding recess).

### Kitchen

3.05m x 2.41m (10' x 7'11").

### Rear Lobby

### First Floor Landing

#### Bedroom 1

3.78m x 4.01m (12'5" x 13'2").



Bedroom 2  
3.81m x 2.95m (12'6" x 9'8").

Bedroom 3  
2.92m x 2.41m (9'7" x 7'11").

Outside  
The property has garden to the rear with gated thoroughfare access.





**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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