



Lincoln Road, Glinton Peterborough
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Bedrooms
- Kitchen/Diner
- Shower Room
- Ample Off Road Parking
- Garage

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs storage cupboard.

BEDROOM: (12'03" x 13'07") UPVC Double glazed window to front. Radiator.

BEDROOM: (12'01" x 10'04") UPVC Double glazed window to front. Radiator.

KITCHEN/DINER: (19'02" x 9'10" plus recess) UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Freestanding oven. Floor standing oil boiler. Radiator.

LOUNGE: (15'11" x 12'08") UPVC Double glazed



window to side. UPVC Double glazed French doors to rear. Radiator. Door leading to stairs providing access to storage areas.

UTILITY: (4'01" X 5'07") Fitted wall units. Space and plumbing for washing machine. Radiator.

SHOWER ROOM: Low level WC. Wash hand basin with mixer tap set in vanity unit. Walk in shower with mains shower. Heated towel rail.

OUTSIDE

FRONT: Laid to block paving providing ample off road parking. Double gates leading to rear garden and garage.

REAR GARDEN: Enclosed by fencing. Laid to lawn area. Paved area. Oil tank. Gravel area providing further parking.

GARAGE: Electric roller door. Personal door and window to side.

NB: The property benefits from owned outright solar panels.





Ground Floor


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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01733 575757

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