

Lincoln Road, Werrington Peterborough £210,000 Freehold



## **Key Features**

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- Established Semi Detached Home
- Two/Three Bedrooms
- Two Reception Rooms
- Close To A Host Of Local Amenities
- Large Rear Garden

Ground Floor Double glazed door to:

Entrance Hall Stairs to the first floor and landing and door so to the following:

Lounge 3.3m x 3m (10'8" x 9'8") UPVC double glazed window to the front, fitted gas fire, feature glazed wall mounted display cabinet and shelving to recess, laminate flooring, and UPVC double glazed window to the side.

Dining Room 3.2m min. x 2.9m (10'4" min x 9'5")

UPVC double glazed window to the side, under stairs cupboard, glazed display cabinet, twin door sot further storage cupboards.







Kitchen 3.5m x 2.1m (11'4" x 6'8") Single drainer stainless steel sink unit set to a UPVC double glazed box bay window to the side. Triple base storage cupboard, wall mounted combination boiler, gas cooker point, door way to the rear lobby,

#### Rear Lobby

Double glazed door to the side, radiator, and door to walk in storage cupboard.

#### Bathroom

Three piece suite with panelled bath with shower over, wash hand basin and low level WC. UPVC double glazed window to the side, and radiator.

First Floor

Landing Loft hatch. Doors to:

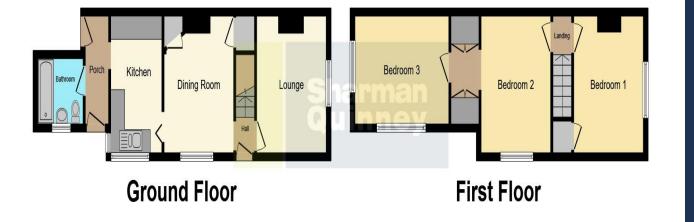
Bedroom 1 3.6m to recess x 3m (11'8" x 9'4") UPVC double glazed windows to front and side. Feature cast iron inset fireplace surround, and built in storage cupboard.

Bedroom 2 3.6m x 3m (11'8" x 9'4") UPVC double glazed window to the side and radiator. Archway into:

En Suite Dressing Area 1.6m x 1.3m (5'2"x 4'2") Twin built in storage cupboards. Walk through to:







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Bedroom 3 4 x 2.8m (13'1" x9'1") Two large UPVC double glazed windows to rear and side and radiator.

#### Outside

### Front

The front is enclosed and offers off road parking. Gated side access.

#### Rear

Patio area, timber store/garage. Large lawned garden beyond with established borders.

To view this property call Sharman Quinney on: **01733 575757** 

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