



**Sharman
Quinney**
www.sharmanquinney.co.uk
WERRINGTON 01733 575757
for sale

Lincoln Road, Werrington Peterborough
£210,000 Freehold

**Sharman
Quinney**

Key Features



- 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:





Ground Floor

First Floor

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.


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

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