



Lincoln Road, Werrington Peterborough  
**Offers In Excess Of £310,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Viewing Essential
- Lounge/Diner
- Kitchen/Breakfast Room
- Off Road Parking
- Good Size Garden
- Three Bedrooms

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

**LOUNGE/DINER:** (25'11" max x 12'05" max) UPVC Double glazed bay window to front. UPVC Double glazed French doors to rear. Two radiators. Fitted storage.

**KITCHEN/BREAKFAST ROOM:** (15'06" max x 7'09") UPVC Double glazed window to side and rear. Entrance door. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Radiator.



## FIRST FLOOR

LANDING: UPVC Double glazed window to side.

BEDROOM: (12'05"max x 10'06" to wardrobes)  
UPVC Double glazed bay window to front.  
Radiator. Fitted wardrobes.

BEDROOM: (12'10" max x 10'05" max) UPVC  
Double glazed window to rear. Radiator.

BEDROOM: (9'07" max x 8'01" max) UPVC  
Double glazed window to rear. Radiator.

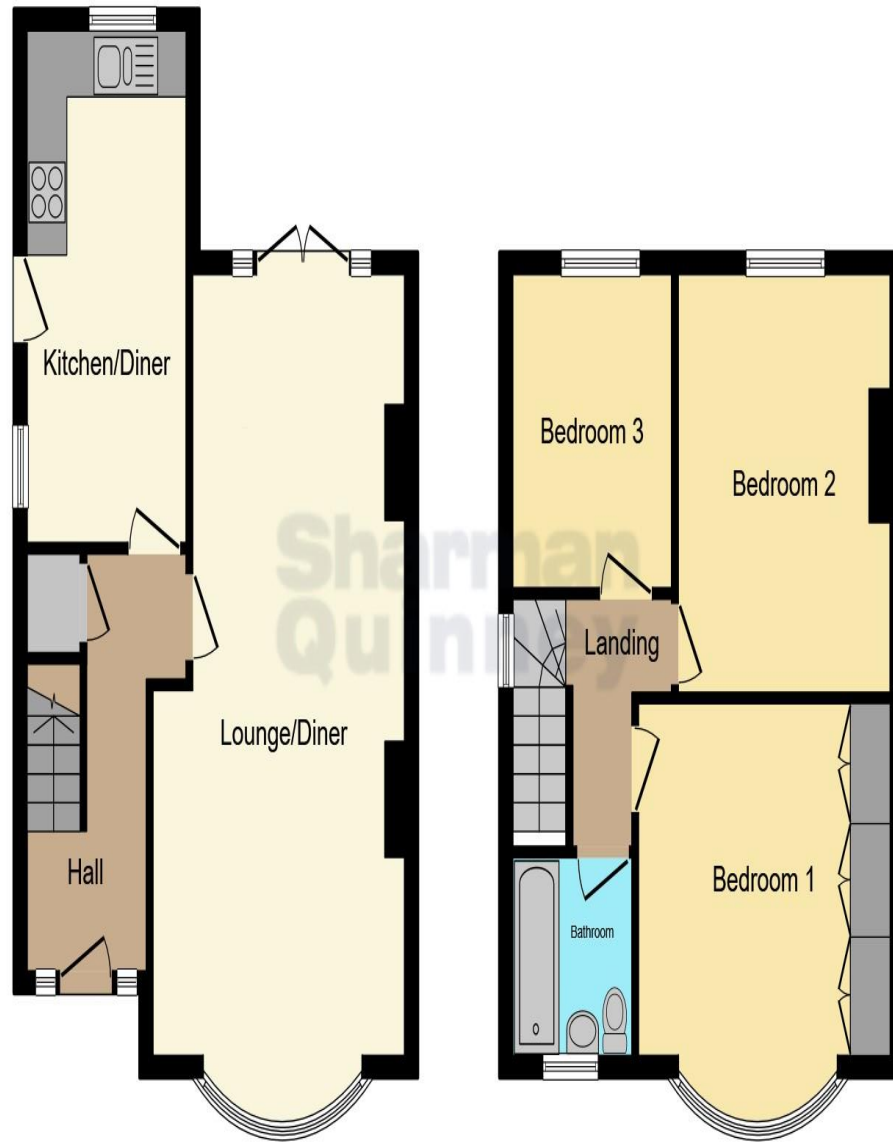
BATHROOM: UPVC Frosted double glazed  
window to front. Low level WC. Wash hand basin  
with mixer tap. Bath with mains shower over.  
Heated towel rail. Tiled walls. Tiled floor.

## OUTSIDE

FRONT: Gravel driveway providing off road  
parking.

REAR GARDEN: Good size enclosed garden.  
Mainly laid to lawn with tree and shrub borders.





**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 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER204929 - 0003

