



Lincoln Road, Peterborough  
**£250,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Three Bedrooms
- Open Plan living
- Off Road Parking
- Established Rear Garden
- No Upward Chain

## GROUND FLOOR

### LOUNGE

5.19m x 3.98m (17'04" max x 13'07" max) UPVC Double glazed entrance door. UPVC Double glazed bay window to front. Radiator. Built in under stairs cupboard. Stairs to first floor.

### KITCHEN/DINER

4.90m x 3.66m (16'10" max x 12'02") UPVC Double glazed window to rear. French doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Rangemaster cooker and chimney style cooker hood over. Washing machine and fridge/freezer. Wall mounted boiler.

## FIRST FLOOR





## LANDING

Loft access.

## BEDROOM

3.65m x 3.66m (12' x 12'1") UPVC Double glazed window to rear. Radiator.

## BEDROOM

3.38m x 3.35m (11'11" x 11") UPVC Double glazed window to front. Radiator.

## BEDROOM

2.28m x 2.16m (7'5" x 7'1") UPVC Double glazed window to front. Radiator.

## BATHROOM

UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Bath. Heated towel rail. Tiled walls.

## OUTSIDE

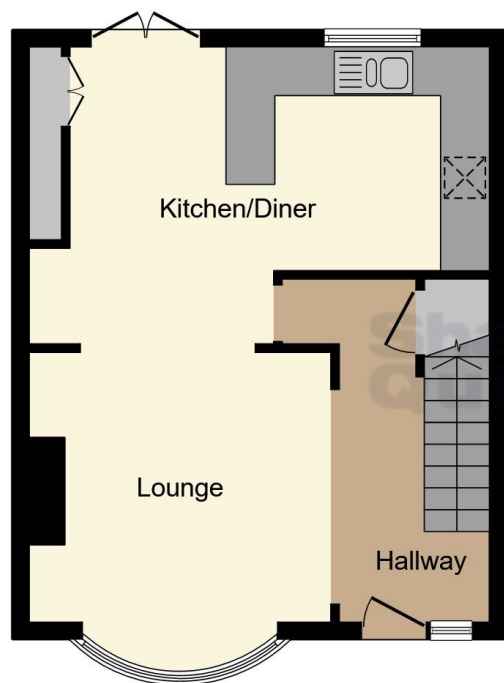
### FRONT

Gravel driveway providing off road parking.

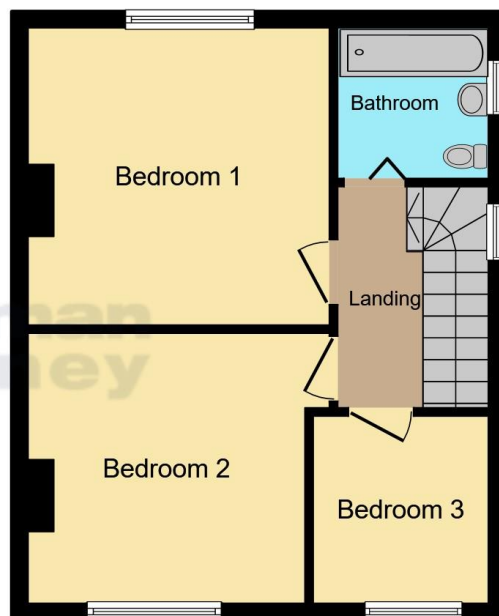
### REAR GARDEN

Laid to lawn with shrubs. Decorative gravel areas. Under cover area. Summer house. Pond.





**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)

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