



Lincoln Road, Peterborough
£195,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Reception Rooms
- Two/Three Bedrooms
- Off Road Parking
- Garage
-

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Stairs to first floor.

LOUNGE: 3.35m x 2.77m (11' plus recess x 9'11" max) UPVC Double glazed window to front. Radiator. Fire.

DINING ROOM: 3.05m x 3.06m (10'01" max x 10'05" plus recess) UPVC Double glazed window to side and rear. Radiator. Fire. Built in under stairs cupboard.

KITCHEN: 2.15m x 1.86m (7'06" x 6'11") UPVC Double glazed window to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap.



REAR LOBBY: UPVC Double glazed door.
Radiator.

BATHROOM: UPVC Frosted double glazed
window to side. Low level WC. Wash hand basin.
Bath with wall mounted electric shower over.
Radiator.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.06m x 3.35m (10'06" max x 11'01"
plus recess) UPVC Double glazed window to
front. Radiator. Built in cupboard.

BEDROOM: 3.05m x 3.35m (10'01" max x 11'02"
plus recess) UPVC Double glazed window to side.
Radiator. Built in cupboard. Door to;

BEDROOM: 2.14m x 2.13m (7'05" x 7'02") UPVC
Double glazed window to rear. Radiator.

OUTSIDE

FRONT: Driveway providing off road parking.

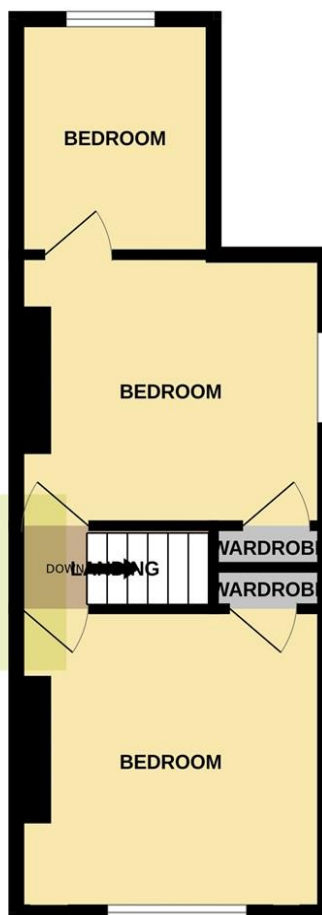
REAR GARDEN: Enclosed by fencing. Gate. Low
maintenance garden mainly laid to paving.
Garage.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01733 575757

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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.

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