



£395,000

Lincoln Road, WERRINGTON VILLAGE/GLINTON,  
Peterborough, PE6



EDWARD  
STUART  
ESTATE AGENTS



3

Bedrooms



2

Bathrooms



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£395,000

Lincoln Road, WERRINGTON VILLAGE/GLINTON,  
Peterborough, PE6



Welcome to this charming 3-BEDROOM, SEMI-DETACHED home located on Lincoln Road, PE6. Just a stones throw away from local amenities. This home is perfect for **FIRST TIME BUYERS**, or **GROWING FAMILIES**. Contact Edward Stuart Estate Agents today, and do not miss your chance to view this beautiful property!!

Welcome to this charming 3-BEDROOM, SEMI-DETACHED home located on Lincoln Road, PE6. Built in the 1940s and thoughtfully extended over the years, this lovely property offers a perfect blend of character and modern comfort. Ideally situated close to Peterborough City Centre and a range of local amenities, it is an excellent choice for families and first-time buyers alike.

Inside, the home features three spacious reception rooms, each with inviting fireplaces and cozy log burners—ideal for relaxing evenings. The versatile lounge/dining area provides a welcoming space for family gatherings. The ground floor also benefits from a convenient downstairs WC, a well-appointed kitchen, and a functional utility room, all recently renovated to a high standard.

Upstairs, you'll find three comfortable bedrooms along with a modern family bathroom, creating a practical and stylish living space. Outside, the property boasts a driveway with ample off-road parking, while the rear garden offers a fantastic outdoor office or gym—perfect for working from home or staying active.

Dont miss out on this wonderful opportunity—contact Edward Stuart Estate Agents today to arrange your viewing!

### **Entrance Hall**

With stairs to the first floor, doors to all rooms - Radiator

### **Downstairs WC**

Fitted with WC and Wash hand basin - UPVC window to the side

**Lounge** 4.03m x 3.68m (13' 3" x 12' 1")

BAY UPVC window to front and radiator - Feature fireplace

**Sitting Room / Dining Area** 8.67m x 3.67m (28' 5" x 12' )

With UPVC sliding doors to the rear, 2 radiators, storage and fireplace

**Kitchen** 6.30m x 2.29m (20' 8" x 7' 6")

Fitted base and wall units wioth worktops and sink. Range cooker with fitted extractor fan and space for appliances. Part tiled walls, tiled floor and UPVC window to the side. UPVC window and door to the rear

**Utility/Conservatory** 2.68m x 2.24m (8' 10" x 7' 4")

Space for appliances and door to the garden

### **Landing**

With doors to all rooms

**Bedroom 1** 5.37m x 3.86m (17' 7" x 12' 8")

With UPVC window to the rear and radiator - fitted wardrobes

**Bedroom 2** 4.69m x 4.14m (15' 5" x 13' 7")

With UPVC window to the front, radiator and storage

**Bedroom 3** 4.04m x 3.68m (13' 3" x 12' 1")

With BAY UPVC window to the front and radiator

**Family Bathroom**

Re-Fitted with Walk-In-Shower, WC, 2 sinks in separate vanity units and roll top bath. Tiled walls and tiled floor. UPVC window to the rear and heated towel rail

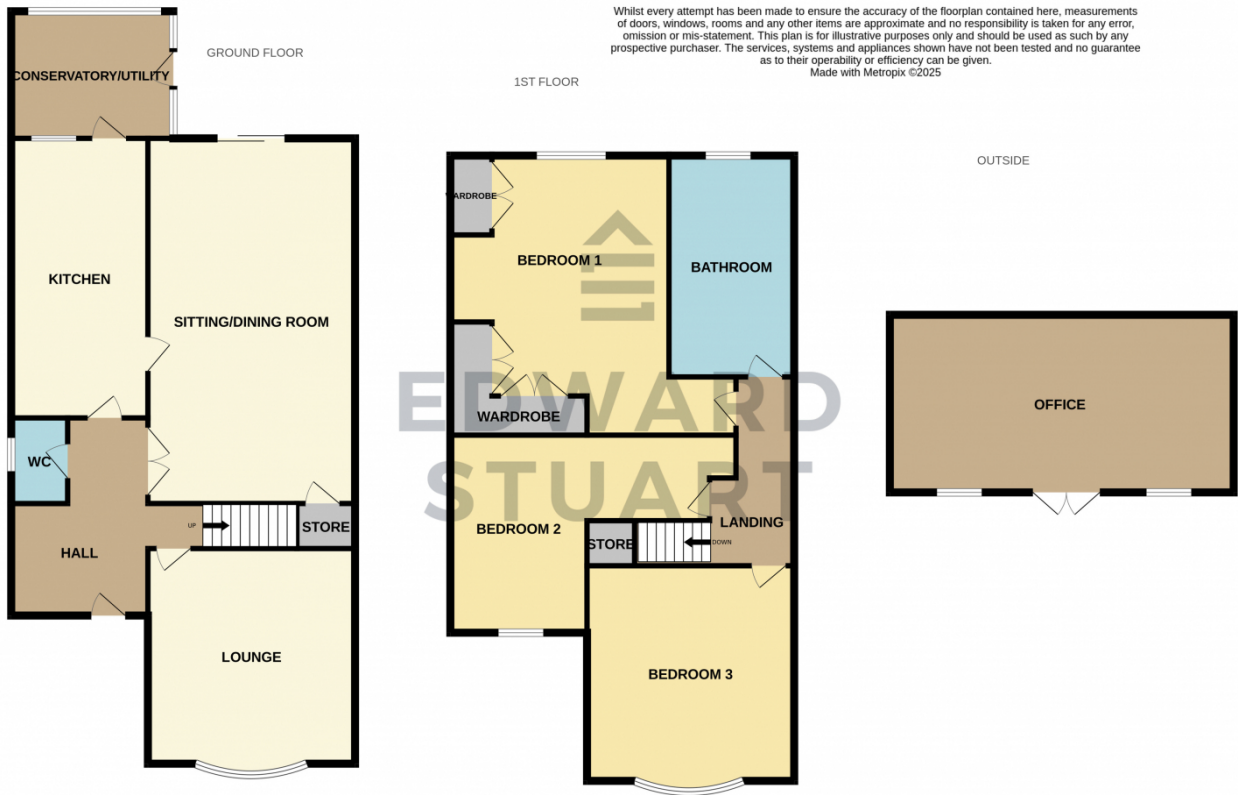
**Outside**

To the front of the property there is a driveway, providing off road ample parking. As you exit the utility room through the side door, there is a paved patio area which leads to the `Kitchen` with BBQ, pizza oven and bar. There is a built in seating area also. There is rear garden which is enclosed with fencing is mainly laid to lawn with a shed, feature borders and access to - The home office/gym

**Home Office/Gym** *5.51m x 3.39m (18' 1" x 11' 1")*

Power and light - Double doors and 2 windows





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Peterborough, PE6

