



Connells

Lincoln Road
Peterborough

Lincoln Road Peterborough PE4 6LP

for sale Guide price
£600,000-£625,000



Entrance Hall

20' 6" x 6' 7" (6.25m x 2.01m)

Patterned UPVC double glazed door into the main entrance. Double radiator, laminate flooring, staircase to the first floor landing, coving to smooth ceiling with mains fed smoke alarm. Doors off onto the lounge, family room, dining room, bedrooms four and one plus the bathroom.

Lounge

17' 4" x 12' 7" (5.28m x 3.84m)

Two double radiators, TV point, living flame gas fire with stone surround and hearth, coving to smooth ceiling and UPVC double glazed windows to the front and two to the side.

Family Room

14' 2" x 9' 10" plus recess (4.32m x 3.00m plus recess)

Slimline wall mounted radiator, TV point, laminate flooring, coving to smooth ceiling, UPVC double glazed patio doors into the rear garden and archway through to the kitchen/breakfast room.

Kitchen / Breakfast Room

21' 11" x 15' 5" (6.68m x 4.70m)

Comprising a range of base level units, porcelain sink with mixer tap over, worktops and splashbacks. Built in NEFF double oven, grill and four ring gas hob with splashback and a NEFF stainless steel extractor. Centre island, plumbing for a dishwasher, space for an American style fridge freezer, ceramic tiled with matching windows either side. Archway through to the dining room.

Dining Room

13' 9" x 10' 10" (4.19m x 3.30m)

Double radiator, TV and telephone points, ceramic tiled flooring continuous from the kitchen/breakfast room, coving to smooth ceiling with recess lighting and doors to inner hallway and utility.

Utility

10' 10" x 7' 9" (3.30m x 2.36m)

Comprising a range of wall and base level units, single drainer sink with mixer tap over and tiled splashbacks, plumbing for washing machine, space for a tumble dryer, gas boiler servicing the hot water and central heating system. Radiator, ceramic tiled flooring continuous from the dining room, coving to smooth ceiling, patterned UPVC double glazed window to the rear plus a half glazed door into the rear garden.

Bedroom Four

10' 10" x 10' 1" (3.30m x 3.07m)

Radiator, TV point, coving to smooth ceiling and UPVC double glazed window to the front.

Bedroom One

13' 4" max x 11' 4" max (4.06m max x 3.45m max)

Radiator, TV point, laminate flooring continuous from the hallway, coving to smooth ceiling, UPVC double glazed window to the front and door into the en-suite.

En-Suite

6' 9" x 5' 3" (2.06m x 1.60m)

Being half tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, a wash hand basin with taps over plus a WC. Shaver point and light, extractor, coving to smooth ceiling and a patterned UPVC double glazed window to the side.



Family Bathroom

10' 10" x 5' 6" plus recess (3.30m x 1.68m plus recess)

Fully tiled to the bath area and half tiled to the remainder and comprising a three piece suite to include bath with mixer tap, shower attachment and a bi-fold shower screen, a wash hand basin with taps over plus a WC. Radiator, shaver light and point, laminate flooring, extractor, coving to smooth ceiling and a patterned UPVC double glazed window to the rear.

First Floor Landing

Radiator, smooth ceiling with access to loft and mains fed smoke alarm, Velux double glazed skylight to the front, door into the airing cupboard which houses the cylinder water tank. Doors off onto bedrooms two, three, five and bathroom.

Bedroom Two

16' 5" max x 12' 9" max (5.00m max x 3.89m max)

Double radiator, TV and telephone points, smooth ceiling, UPVC double glazed window to the rear and an oversized double glazed Velux skylight to the side. Door into dressing room/nursery.

Dressing Room / Nursery

11' 3" max x 10' 5" max (3.43m max x 3.17m max)

Double radiator, smooth ceiling with recess lighting and double glazed Velux skylight to the front.

Bedroom Three

16' 4" max x 12' 10" max (4.98m max x 3.91m max)

Double radiator, door into walk in wardrobe (5'9 plus recess x 4'7) with lighting and door into eaves. Smooth ceiling. an oversized double glazed Velux skylight to the rear plus a UPVC double glazed window to the front.

Bedroom Five

9' 5" x 6' 8" (2.87m x 2.03m)

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled to the bath area and half tiled to the remainder. Comprising a three piece suite to include a bath with mixer tap over, mains fed shower and shower screen, a wash hand basin with mixer tap over and set within a vanity unit, plus a WC with dual flush. Double radiator, shaver point with light, smooth ceiling with extractor and an oversized double glazed Velux skylight to the rear.

Outside

To the front of the property there are mature and established planted areas with an extensive block paved driveway, which provides off road parking for several vehicles. This in turn leads to the detached double garage. Gated access to the rear and side.

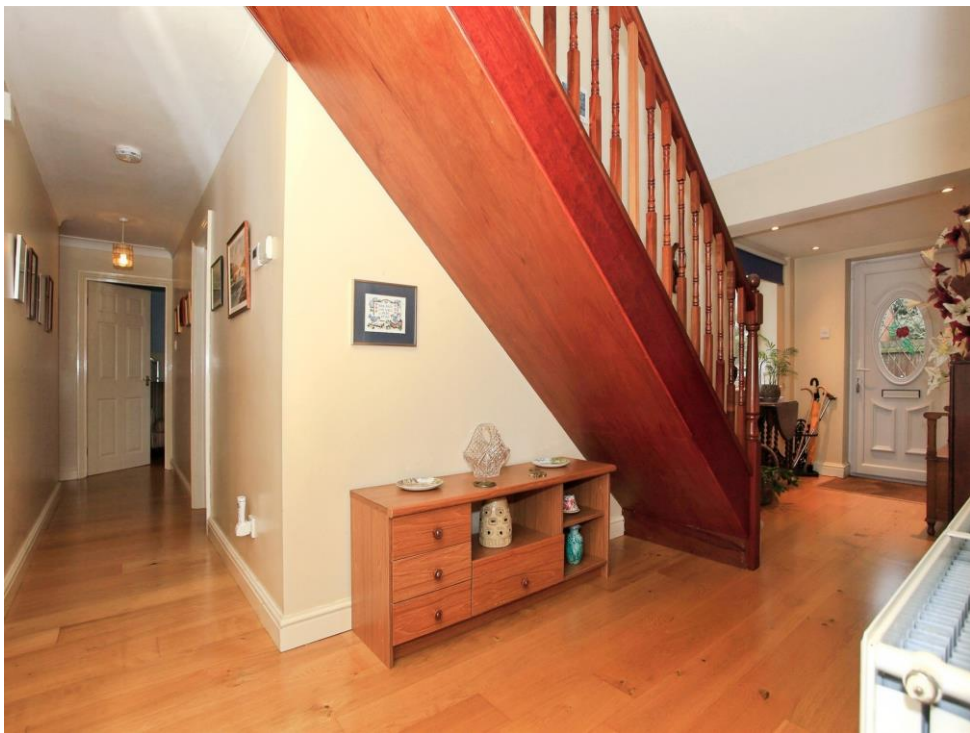
To the rear/side of the property is an extensive decked area and an extensive lawned garden with mature and established planted side borders. Outside lights, metal shed and outside tap.

Detached Double Garage

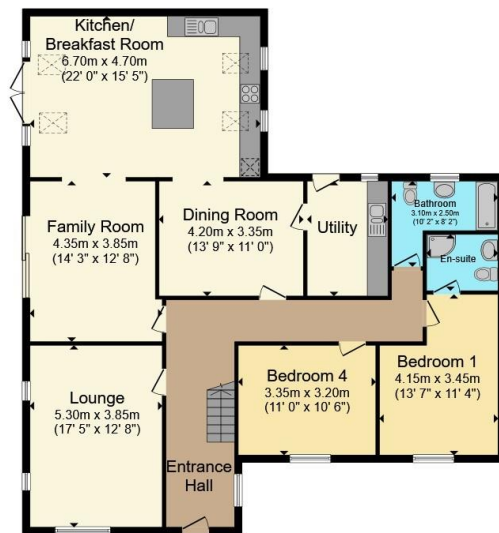
19' 7" x 16' 7" (5.97m x 5.05m)

Fitted with two metal up and over doors. Power and lighting connected, storage eaves and courtesy door to the rear.

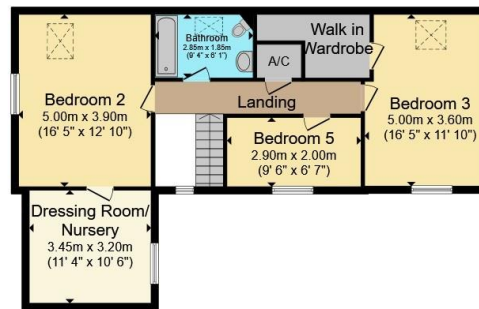




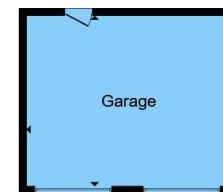




Ground Floor



First Floor



Garage

Total floor area 263.0 m² (2,831 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305413



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305413 - 0006