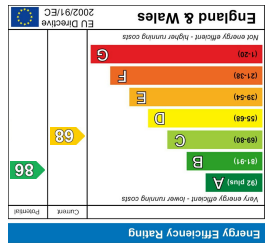


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



## 1034 Lincoln Road

Peterborough, PE4 6AS

\*\*\* Offered to the market with No Forward Chain! \*\*\*

City and County are excited to market this double bay fronted, three-bedroom, semi-detached property which has previously been extended, with footings in place for a two-storey extension, subject to planning permission. Located in proximity to local amenities, transport links and local schooling. There is a huge amount of potential to extend, improve, and develop this property further offering a great long-term investment and family home!

Briefly comprising, an entrance porch, hallway, and bay fronted living room with a fireplace. There is an extended open plan kitchen/dining room, that is fitted with a matching range of base and eye level units, with space for a range cooker, oven, fridge freezer, washing machine and dryer. There is a downstairs three-piece family bathroom comprising, wash hand basin, WC, and bath with shower over. Stairs to the first-floor landing with doors leading to three bedrooms, two of which are double bedrooms. To the rear, there is a low maintenance rear garden, mainly laid to patio, decking area, shed and green house with gated side access to the front. To the front, offers off-road parking for two vehicles and on street parking. Please call today for a viewing before you miss out! Virtual tour available.

### Entrance Porch

1'0" x 5'11"

### Entrance Hall

14'2" x 6'3"

### Living Room

11'10" x 12'7"



### Dining Room

9'6" x 11'6"

### Kitchen

12'4" x 12'4"

### Bathroom

6'1" x 6'11"

### Landing

### Master Bedroom

11'0" x 17'1"

### Bedroom Two

10'5" x 9'3"

### Bedroom Three

7'1" x 8'0"

### EPC - D

68/86

### Tenure - Freehold

