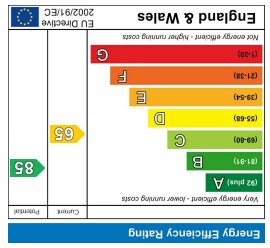
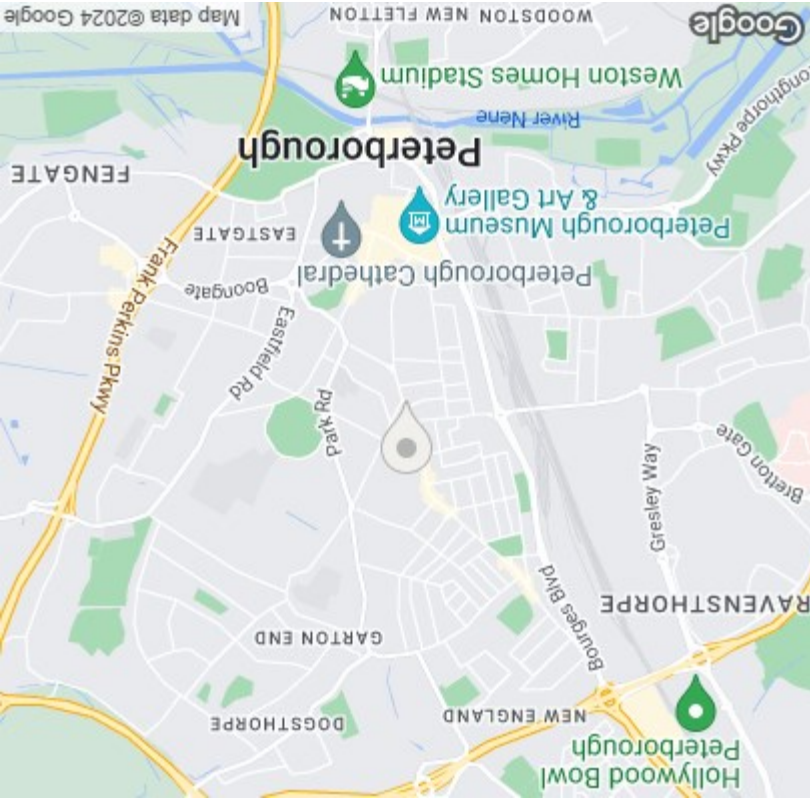


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



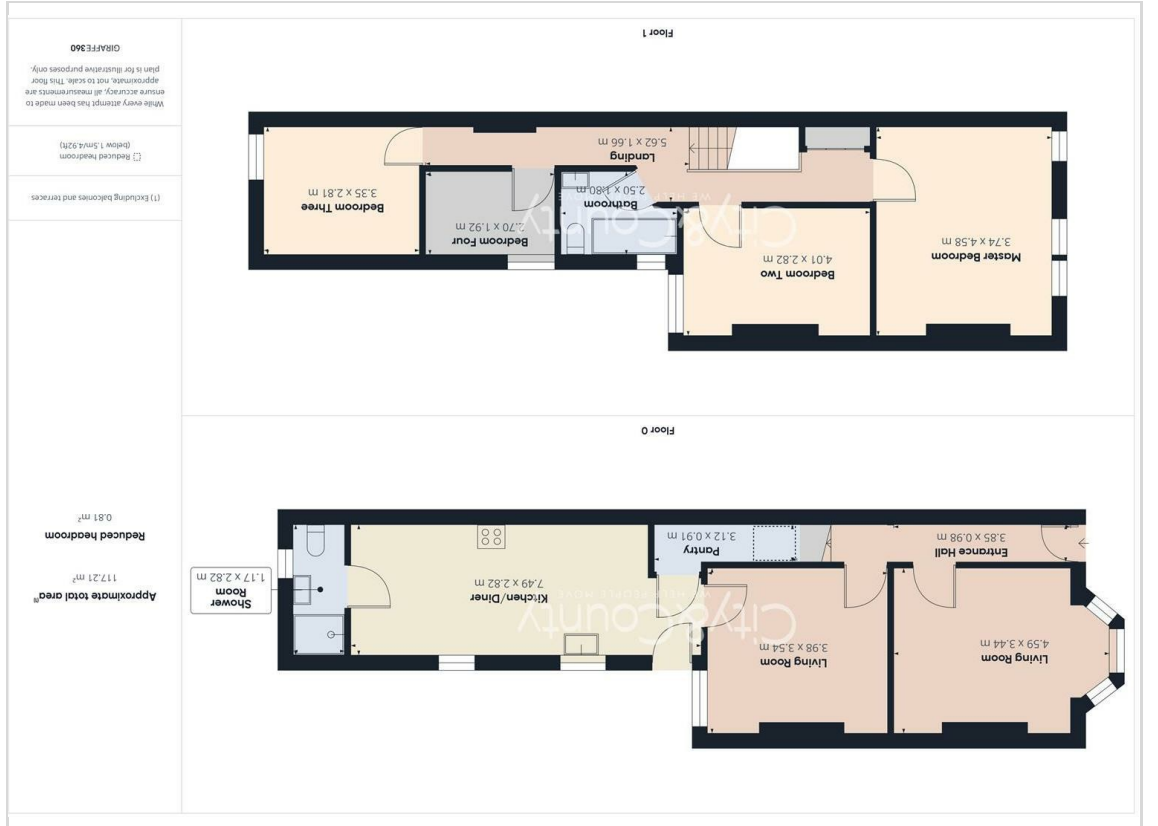
Energy Efficiency Graph



Area Map

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







Floor Plan



158 Lincoln Road  
Peterborough, PE1 2NR

Guide Price £300,000 - Freehold , Tax Band - C

 4
  2
  2
  D



# 158 Lincoln Road

Peterborough, PE1 2NR

\*Guide Price £300,000 - £315,000\*

A greatly improved period family home from the Victorian era, located in the heart of the Cathedral city of Peterborough, whilst being situated just a short walk away from the train station offering excellent transport links to London, making this an ideal buy for commuters. This property has been in the same ownership for over twenty years, and has undergone a vast scheme of improvements in that time, whilst offering spacious and versatile living accommodation throughout.

Internally you are greeted by an entrance hall, with impressively high ceilings giving a fantastic feeling of space, bay fronted living room with feature fireplace, rear living room, as well as a large kitchen/diner with modern kitchen units and integrated double oven and gas hob. The kitchen also hosts a large pantry, offering plenty of storage space, and furthermore there is a newly refitted downstairs shower room. To the first floor, the property boasts four bedrooms, three of which are good sized doubles, and a newly fitted three piece family bathroom, with a shower over the bath. Externally to the rear, there is a generous garden, mainly laid to lawn with a block paved patio area, and timber shed. The front of the house has also been block paved and is currently used as a parking area for two cars. Viewing highly advised to appreciate the impressive living accommodation on offer.

**Entrance Hall**  
12'7" x 3'2"

**Living Room**  
15'0" x 11'3"

**Living Room**  
13'0" x 11'7"

**Kitchen/Diner**  
24'6" x 9'3"

**Pantry**  
10'2" x 2'11"

**Shower Room**  
3'10" x 9'3"

**Landing**  
18'5" x 5'5"

**Master Bedroom**  
12'3" x 15'0"



**Bedroom Two**  
13'1" x 9'3"

**Bedroom Three**  
10'11" x 9'2"

**Bedroom Four**  
8'10" x 6'3"

**Bathroom**  
8'2" x 5'10"

**EPC - D**  
65/85

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

