



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

A Google Map showing the village of Werrington, North Lincolnshire. The village is located in the center of the image, with 'WERRINGTON' and 'SO1' written on the map. To the west is 'PASTON', to the north is 'NEW ENGLAND', and to the east are 'GUNTHORPE' and 'WALTON'. Major roads include 'RAVENSTHORPE' to the north, 'PASTON PKWY' running west, 'DAVIDS LANE' to the south, and 'WERRINGTON PKWY' running east. A small grey dot marks the center of the village. The map also shows 'A175' and 'M100 Rd' in the far east. The terrain is depicted with green for fields and grey for roads and settlements.

## Area Map



## Floor Plan



# Fulbridge Road

Werrington, Peterborough, PE4 6SD

**Offers In Excess Of £270,000 - Freehold , Tax Band - B**



# Fulbridge Road

Werrington, Peterborough, PE4

6SD

A rare opportunity to purchase a much-loved three-bedroom semi-detached family home on the sought-after Fulbridge Road in Werrington, Peterborough. Having been extended to the rear and sitting on a generous plot, this property offers versatile accommodation and is now available with no forward chain. \*\*Probate has been granted\*\*

Situated on the highly sought-after Fulbridge Road in Werrington, Peterborough, this semi-detached family home has been lovingly owned by the same family for over fifty years and has been thoughtfully improved during this time, including the addition of a ground floor rear extension that enhances the overall living space. The accommodation begins with a welcoming entrance hall that leads through to a bright and airy living room and dining room, perfect for family gatherings. A cosy snug provides a quiet retreat, while the kitchen, complete with a useful utility space and ground floor WC, forms the heart of the home. Upstairs, three well-proportioned bedrooms are served by a family bathroom, offering comfortable and practical space for modern family living. The property benefits from gas central heating via a Glow Worm combi boiler, ensuring efficient warmth throughout. Externally, the home is equally appealing, with a large driveway to the front providing ample parking, a generous rear garden with access to a single garage and storage room, and a rear gate opening directly onto the allotments, a wonderful bonus for gardening enthusiasts. Offered for sale with no forward chain as it currently goes through the probate process, this much-loved home also presents exciting potential for further extension or modernisation, subject to the necessary planning permissions, making it a fantastic opportunity to secure a spacious property in a prime and sought-after location.

**Entrance Hall**  
3.72 x 1.72 (12'2" x 5'7")

**Storage Room**  
1.60 x 0.79 (5'2" x 2'7")

**Living Room**  
3.14 x 3.80 (10'3" x 12'5")

**Dining Room**  
3.80 x 3.17 (12'5" x 10'4")

**Snug**  
2.26 x 2.74 (7'4" x 8'11")

**Kitchen**  
3.75 x 2.36 (12'3" x 7'8")

**Utility Space**  
1.23 x 1.45 (4'0" x 4'9")

**WC**  
1.21 x 0.81 (3'11" x 2'7")

**Landing**  
2.14 x 0.75 (7'0" x 2'5")

**Master Bedroom**  
3.51 x 3.21 (11'6" x 10'6")

**Bathroom**  
1.95 x 1.74 (6'4" x 5'8")

**Bedroom Two**  
3.78 x 2.58 (12'4" x 8'5")

**Bedroom Three**  
1.98 x 2.34 (6'5" x 7'8")



**Garage**  
3.48 x 4.83 (11'5" x 15'10")

**Storage Room**  
3.42 x 2.13 (11'2" x 6'11")

**EPC - D**  
67/79

**Tenure - Freehold**

## IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Single Garage, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

