



Lincoln Road  
Werrington, Peterborough, PE4 6LU

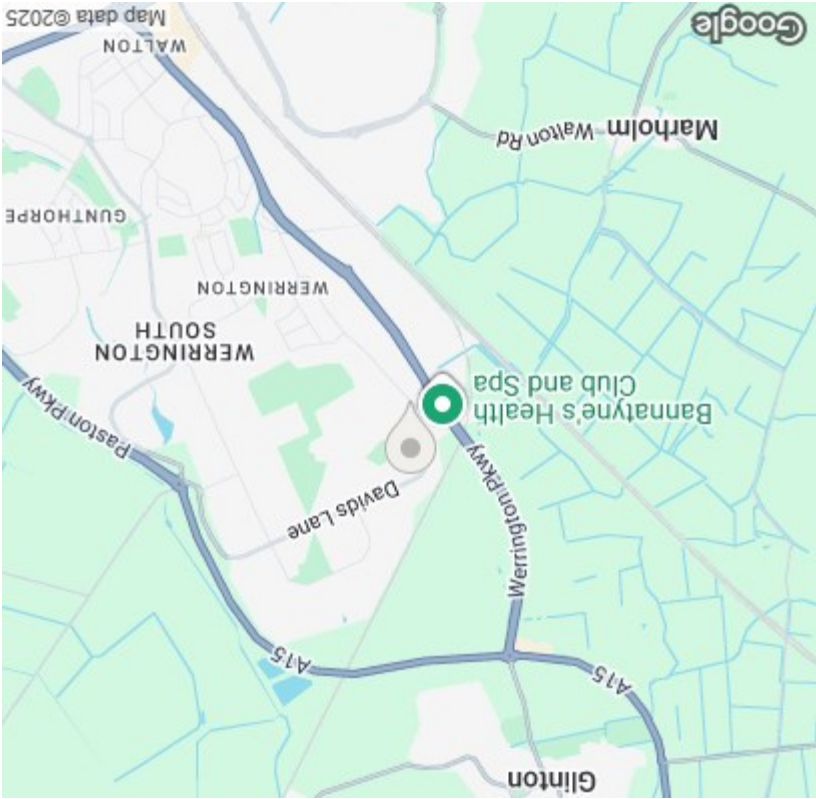
Chain Free £300,000 - Freehold , Tax Band - C

3 1 2 E

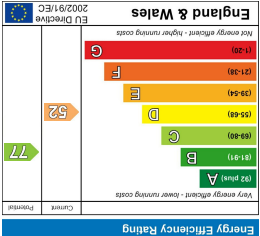
Floor Plan



Area Map



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

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. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Lincoln Road

Werrington, Peterborough, PE4  
6LU

**\*\* Guide Price £300,000-£325,000 \*\***  
Nestled in the charming village of Werrington, on Lincoln Road, this semi-detached family home is a delightful blend of modern comfort and classic character. Originally built in 1938, the property has been thoughtfully improved and is presented in immaculate condition, showcasing stylish decor throughout. Upon entering, you are greeted by a spacious entrance hall featuring the original black and white tiled flooring, which adds a touch of elegance.

The ground floor boasts two inviting reception rooms. The bay fronted living room is a highlight, complete with a bespoke ornamental fireplace that creates a warm and welcoming atmosphere. Adjacent to this is a fantastic dining room, which features a fireplace recess and bi-folding doors that seamlessly connect to the rear patio and garden, perfect for entertaining or enjoying family meals al fresco. The modern kitchen is a chef's dream, equipped with high gloss finishes, underfloor heating, and top-of-the-line Neff integrated appliances, including two hide-and-slide ovens, a gas hob, and a dishwasher. French doors lead from the kitchen to the garden, enhancing the flow of natural light. Upstairs, the property features a spacious landing that leads to three well-proportioned bedrooms, each offering ample space for relaxation. The modern bathroom is fitted with a stylish three-piece suite, ensuring convenience for the whole family. Externally, the property boasts a generous driveway with space for three vehicles, while the rear garden is an alfresco delight. It features a covered dining area, an artificial lawn, and a pathway leading to a lovely natural meadow and wild garden space. Additionally, there is a versatile timber cabin that can serve as a gym, office, or additional living space, offering endless possibilities. This home is ideally located within easy reach of local shops, schools, and amenities, making it perfect for families. Viewing is highly recommended to fully appreciate this true oasis in Werrington.

**Entrance Porch**  
0.42 x 1.79 (1'4" x 5'10")

**Entrance Hall**  
3.66 a 1.78 (12'0" a 5'10")

**Living Room**  
3.16 x 3.46 (10'4" x 11'4")

**Dining Room**  
3.83 x 3.23 (12'6" x 10'7")

**Kitchen**  
4.68 x 2.43 (15'4" x 7'11")

**Landing**  
2.21 x 1.60 (7'3" x 5'2")

**Master Bedroom**  
3.25 x 3.28 (10'7" x 10'9")

**Bathroom**  
1.82 x 1.82 (5'11" x 5'11")

**Bedroom Two**  
3.77 x 3.08 (12'4" x 10'1")

**Bedroom Three**  
2.82 x 2.42 (9'3" x 7'11")

**Timber Cabin**  
3.87 x 4.51 (12'8" x 14'9")

**EPC - E**  
52/77



**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  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wirelss  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

**Disclaimer**  
The vendor is connected to City & County.

