



LINCOLN ROAD, WERRINGTON, PE4 6LN
£170,000 FREEHOLD

Hidden away along the ever-popular Lincoln Road in Werrington Village, an attractive and cozy mews cottage of neat proportions, a great first home with an abundance of character behind a pretty façade, cottage gardens and off-road parking.

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Set away from bustle of Lincoln Road, yet in easy walking distances of the amenities and bus links, sits this attractive white painted cottage, crossing the long gravel frontage with potential of further parking spaces, you approach the low-slung timber door, opening through to:

SITTING ROOM

12' x 11'3 a comfortable and cozy space with an open plan flow, UPVC window to the front aspect, attractive cast fireplace, with door to hidden stairs to the first-floor accommodation and a handy understairs storage cupboard, radiator, power points, TV point and finished with wood effect flooring, opening through to:

KITCHEN

6'9 x 7'7 a cleverly arranged space again with an open floor to the rear lobby, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring gas hob, plumbing and space for washing machine, fridge/freezer space, power points, tiled splash backs and tiled flooring,

step up and opening through to:

REAR LOBBY

A bright space with pretty part glazed stable door opening onto the cottage gardens, recessed coats cupboard housing wall mounted combination boiler, tiled flooring.

BATHROOM

A light room with frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and ¾ panel bath with shower over and glass screen, tiled splash backs and tiled flooring.

Hidden stairs from the sitting room, lead up to:

BEDROOM

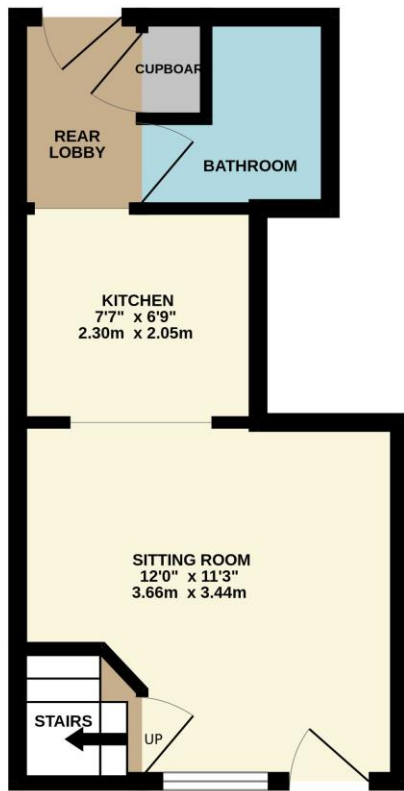
19'9 x 11'3 the surprise of the cottage a lovely open room to relax in with ample space for bed and dressing area and vanity table, a bright area with UPVC window to the front aspect and further low UPVC window to the rear, radiator, power points and TV point.

OUTSIDE

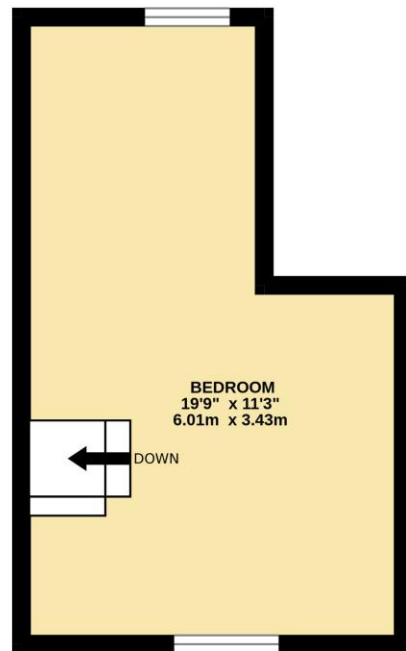
The frontage is partially enclosed by fencing and laid to gravel offering the potential of off-road parking spaces (subject to permission via Peterborough city council to drop the kerb). The rear cottage gardens are a delight, recently overhauled, enclosed mainly by fencing with neat lawns and decked seating area, timber shed and gated rear access to the allocated off-road parking.



GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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