



1608 LINCOLN ROAD

PETERBOROUGH



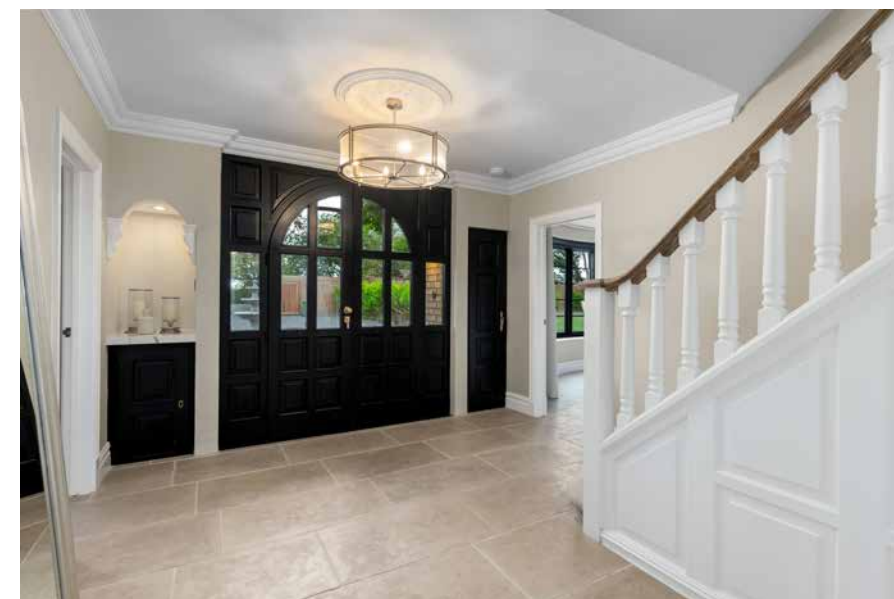


Approaching its centenary and still every inch the 1930s beauty, No. 1608 Lincoln Road retains the glamour and character of its origins while embracing a new era of light and space.

Sitting on the leafy fringes of Peterborough, refurbished and extended over the last 18 months, the home counts sublime sunrises and sensational sunsets among its highlights, with summers spent splashing about in the pool, with spacious, character infused rooms and separate annexe offering space for all.

Two sets of tall gates open to the broad driveway, where a central fountain adds a sense of arrival, while high fencing, hedging and trees skirt the perimeter, providing plenty of privacy. Parking is abundant, with a detached triple garage.

Beneath the shelter of the portico, imposing arched doors open into the entrance hallway, broad, bright and inviting, where the underfloor heating provides a warm welcome, continuing throughout the ground floor.



Character and class

Renovated with love and care throughout, characterful features offer 30s nostalgia, from the ornate decorative corbels, cornicing and archways to the bountiful bow windows that lean out into the greenery of the garden.

Underfoot, large-format tiles create a seamless sense of flow, a contemporary counterpoint to the timeless, earthy palette, Crittall-style bow windows and bespoke curving radiator, a design that elevates the home to 21st century living.

Bespoke fitted curtains dress the bow windows to the front, adding a level of elegance and comfort, particularly felt in the sitting room where French doors open in the direction of the pool house. Supremely spacious, the sitting room is ideal for family gatherings throughout the seasons.



Savour the view

At the rear, the dining kitchen is framed by quirky corner windows, casting light through onto the large dining table which distinguishes formal dining from sociable snacks at the marble-topped breakfast bar, where gold handles and taps lend subtle elegance to the white cabinetry and Belfast sink.

Beyond, a walk-in larder adds practical storage, joined by a downstairs cloakroom and a bespoke-fitted boot room, opposite an external door leading out to the garden.



Work, rest and play

Minimalist design continues in the playroom, flowing through from the side of the kitchen, where a built-in media wall nestles next to fitted alcove shelving to either side, softly illuminated from within. An elegant archway creates a natural transition to a cosy nook lined with fitted storage and space for an office table and chair.

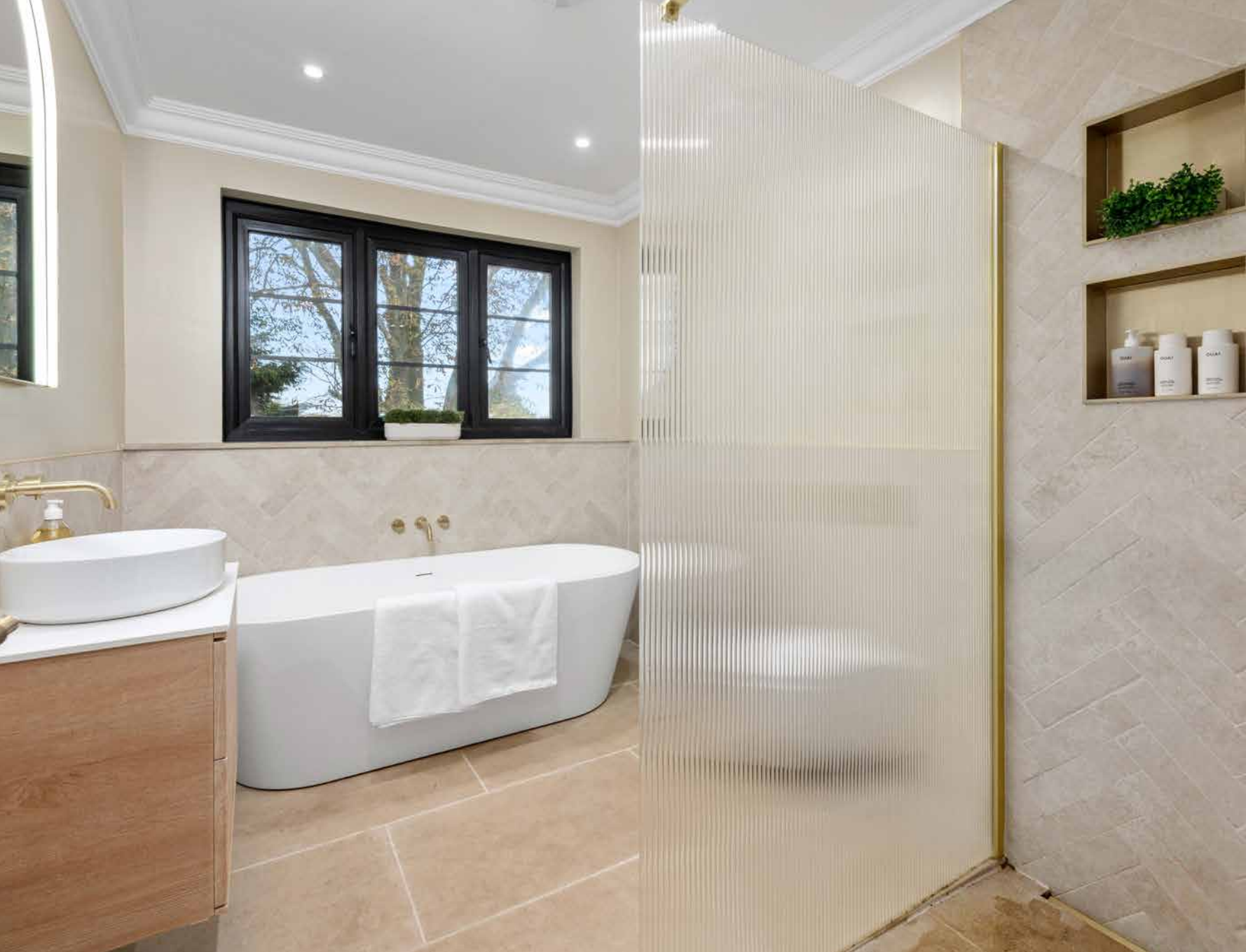


Sleep soundly

Gleaming stair rods and runner add subtle grandeur to the wide staircase, as it rises to the spacious landing, offering access to five sumptuously sized and individually characterful double bedrooms (two with en suite shower rooms), including the principal suite.

Bathed in morning light, drifting in through the beautiful bow window, the principal suite is an elegant sanctuary, with panelling to the walls and abundant space for a super king size bed. Alongside a dressing area with automatically illuminated built-in wardrobes, relax and refresh in the wet room en suite, with gold fittings, rainfall shower and twin wash basins with LED mirrors above. A separate linen closet offers plumbing for both washing machine and dryer.





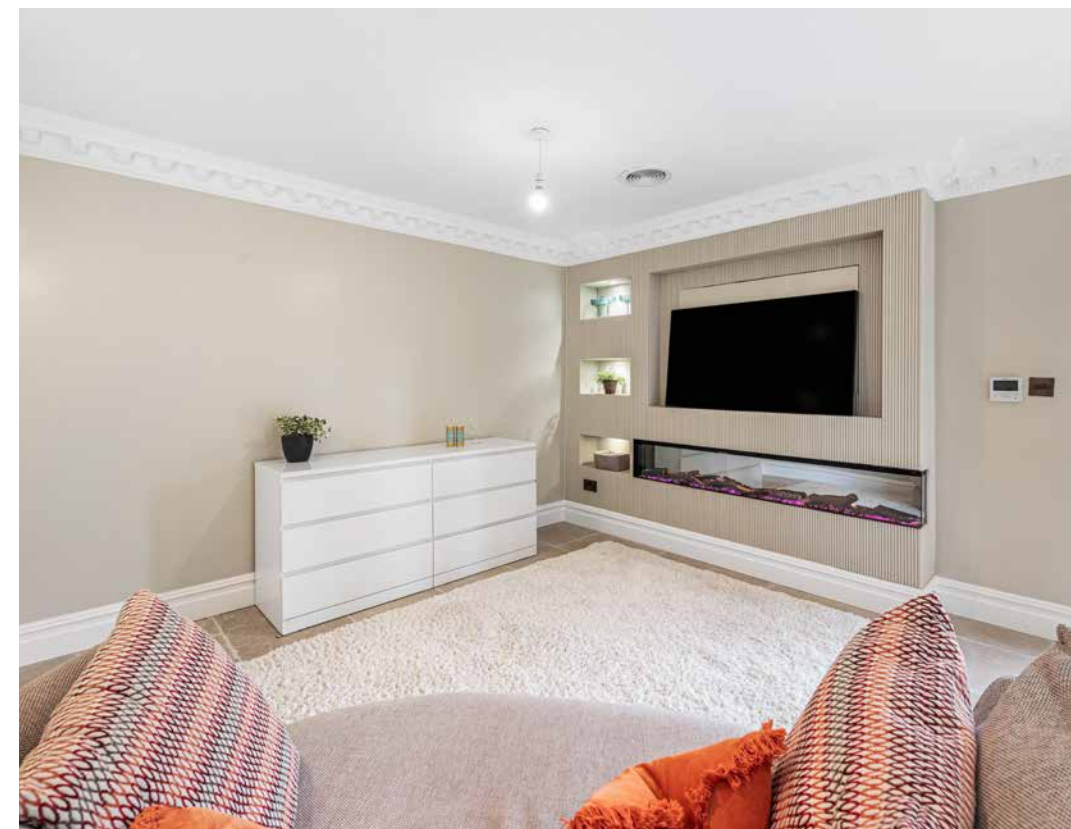
Relax and unwind in the family bathroom, containing walk-in wet room shower, freestanding bath and wall mounted basin all with gold fittings.

Off the landing, step out onto the balcony, the perfect place for golden hour cocktails as the sun sets softly over the garden.





“During the spring and summer months, the pool house is amazing for entertaining.”



The Pool House

Spend sultry summer evenings in the warmth of the underfloor heated pool house. Designed for effortless entertaining, it is a seasonal highlight; open the doors and the whole space connects seamlessly with the terrace and pool beyond.

A sleek kitchenette featuring a sociable breakfast bar, Belfast sink framed by herringbone ivory splashback tile offers all you need for self-contained living with an integrated oven, microwave and fridge-freezer. A seating area with media wall and a luxurious shower room with twin basins and gold fittings complete the space, alongside a large bedroom, currently styled as a gym, opening directly to the poolside.

Outside, high hedging ensures complete privacy, creating a suntrap setting for lounging, dining and long, sociable afternoons by the shimmering water.





The Grounds

Set within 1.18 acres, the home sits centrally within the accessible, wraparound gardens. Defined zones, designed for play, leisure and relaxation, are created through the clever use of planted hedgerows and modern, horizontal-slat fencing. To the front, large lawns and a children's play area catch the morning sun, while to the rear, the west-facing garden becomes a haven for sunsets; complete with swimming pool, sunbathed terraces and yet more open lawn framed by high hedging.

A feature waterfall rises at the far boundary, creating a striking focal point beside the astro-turf sports area and storage pavilion. On the opposite side of the garden, an in-progress outbuilding offers potential for a sauna, studio or garden room, while the glass-fronted L-shaped gym - already plumbed and wired - presents the ideal work-from-home retreat or future guest suite.

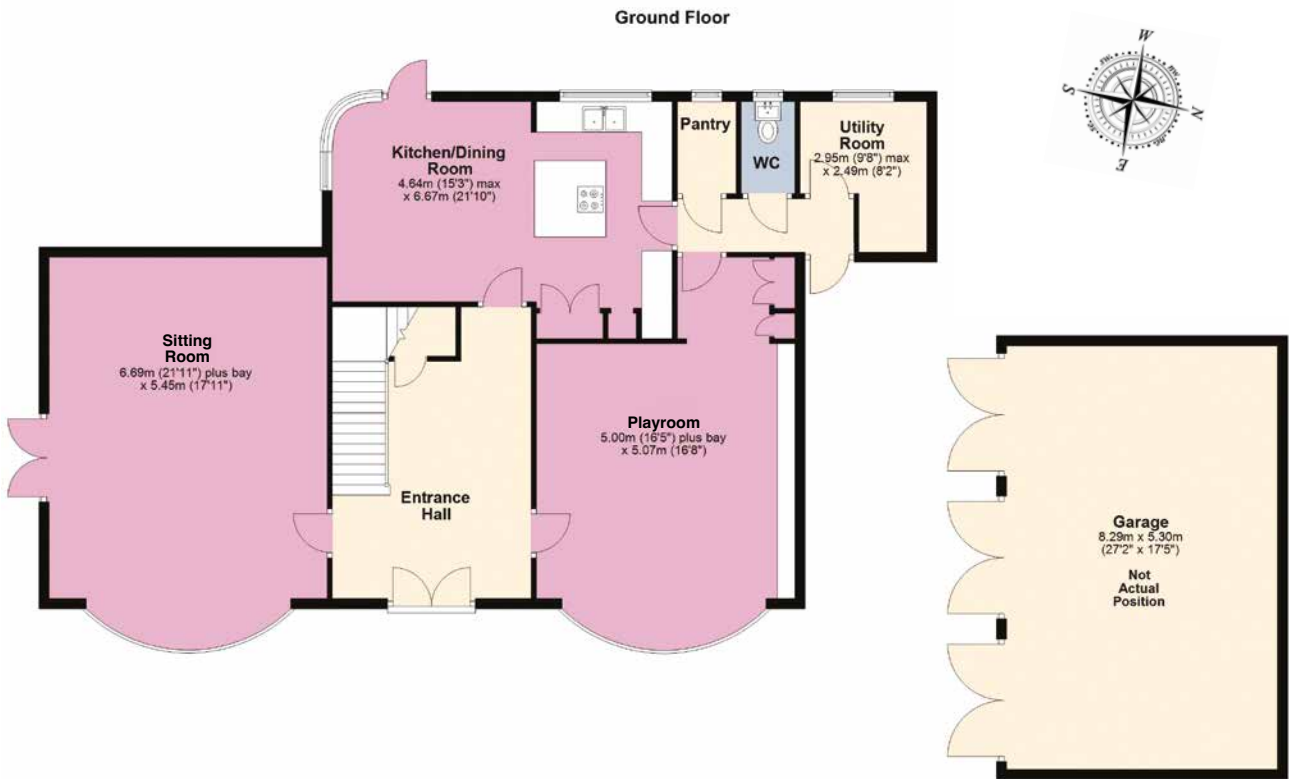


'Blending period character with contemporary comfort, No. 1608, Lincoln Road is a family home made for entertaining and enjoyment; spacious, sophisticated and sun-filled.'

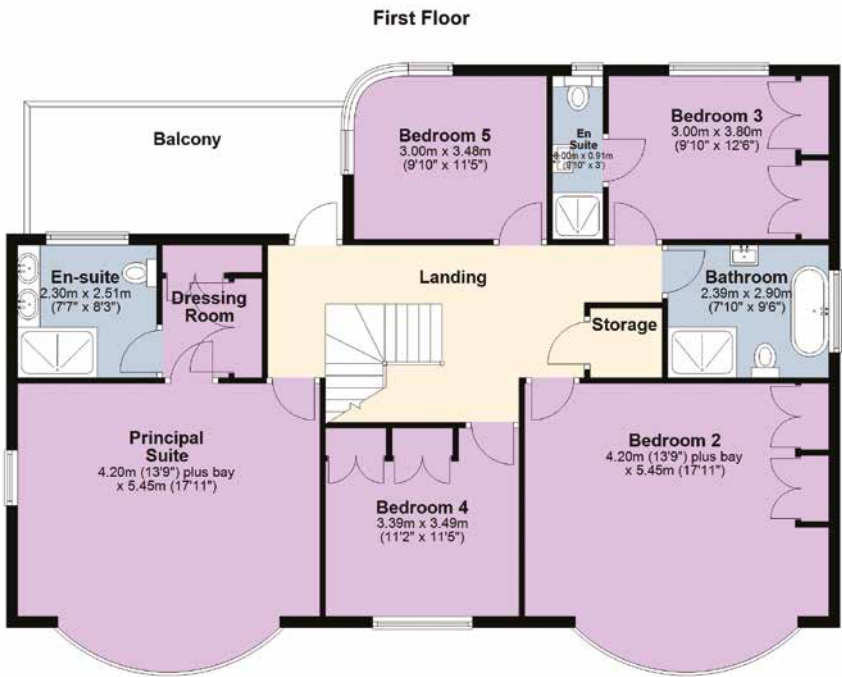


The Finer Details

Freehold
Detached
Built 1930s
Plot approx. 1.18 acre
Oil central heating
Mains electricity and water
Septic tank
Peterborough City Council,
tax band F
EPC rating E



Ground Floor: approx. 134.8 sq. metres (1,450.4 sq. feet)
First Floor: approx. 124.9 sq. metres (1,344.8 sq. feet)
Total Home: approx. 259.7 sq. metres (2,795.3 sq. feet)
Garages: approx. 44 sq. metres (473.8 sq. feet)



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On your doorstep

Enjoy all the highlights of city living, including local doctors' surgeries, chemists, art galleries, restaurants, supermarkets and a hospital, whilst being on the cusp of the countryside.

Nearby, Nene Park is the region's favourite place to get outdoors and enjoy nature. At the heart of the park is Ferry Meadows, the ideal destination for a family day out whether you're looking to walk, cycle, fish, try some watersports, or just explore the meadows, lakes and woodland and visit one of the cafes, there is something for everyone at Ferry Meadows.

Peterborough Station is less than 15 minutes' drive from the door, ideal for commuting. Meanwhile, families can have their choice of local schools, with the highly regarded Arthur Mellows College on your doorstep, the independent Peterborough School just fifteen minutes' drive away, and further options available in nearby Stamford and Oundle. There is also a wealth of nearby primary and secondary schools.

Local Distances

Peterborough Railway Station
5 miles (14 minutes)
Market Deeping 6 miles (11 minutes)
Stamford 11 miles (24 minutes)
Bourne 13 miles (27 minutes)



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