Rosedale

68 LINCOLN ROAD, NORTHBOROUGH, PETERBOROUGH, PE6 9BH

£310,000 OFFERS OVER

"Extended 1930's style Semi Detached Family Home"

- MODERN KITCHEN / DINING / FAMILY AREA
- BUILT-IN WARDROBES
- EXPANSIVE REAR GARDEN
- BAY FRONTED LOUNGE
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING AND DETACHED GARAGE
- CONTEMPORARY SHOWER ROOM
- EXTENDED 1930s FAMILY HOME
- IDEAL FAMILY HOME
- COUNCIL TAX BAND B / EPC ENERGY RATING D

PROPERTY HIGHLIGHTS

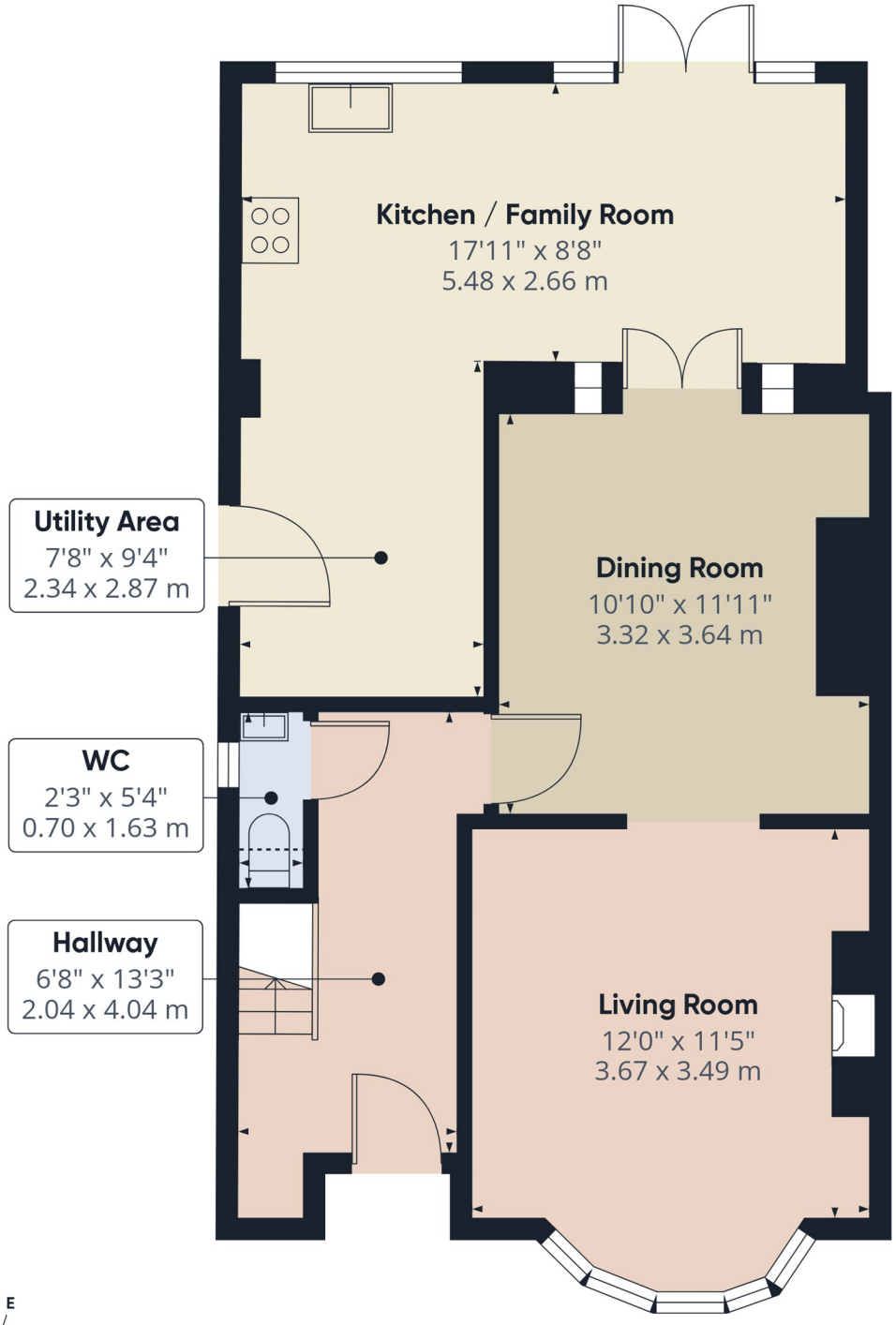
This extended 1930s semi-detached home is located in the highly sought after village of Northborough.

The well-presented accommodation briefly comprises an entrance hall, downstairs cloakroom, bay fronted lounge, separate dining room, and a modern open plan kitchen/family room with a utility area and French doors opening onto the rear garden.

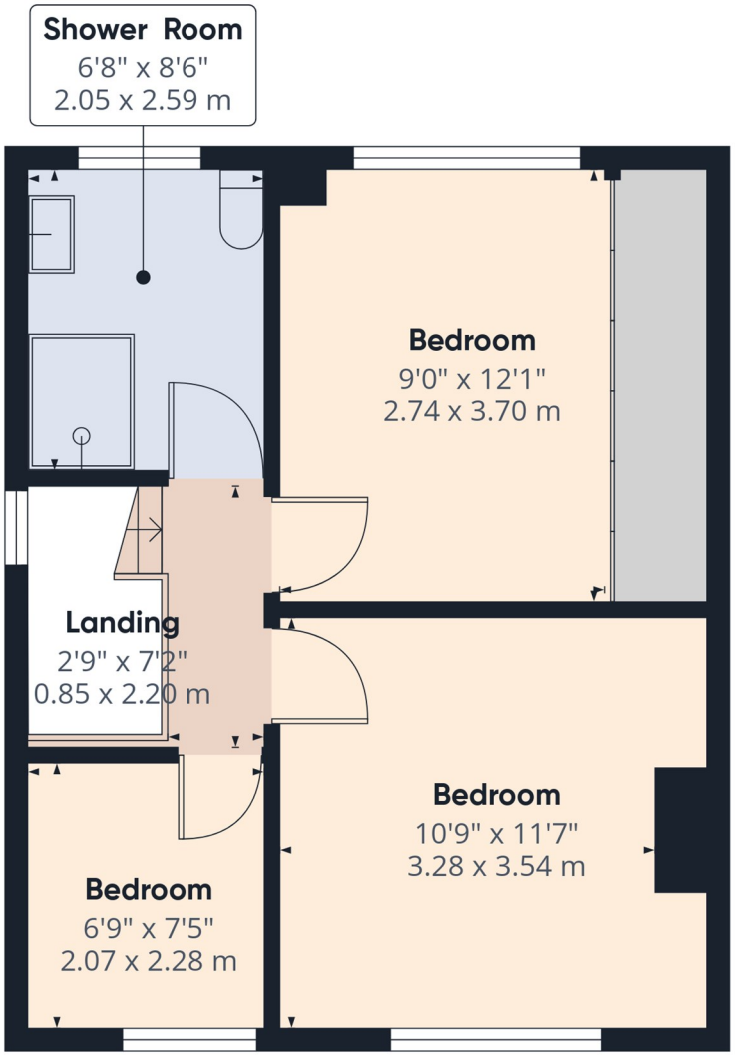
To the first floor, there are two double bedrooms, both benefitting from built-in wardrobes, along with a further single bedroom and a contemporary shower room.

Externally, the property offers ample off road parking to the front, while to the rear there is an impressive, landscaped garden, along with a detached garage.

3 Bedrooms 1 Bathroom 2 Reception



Floor 0



Floor 1

Approximate total area(1)

1006 ft²

93.4 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

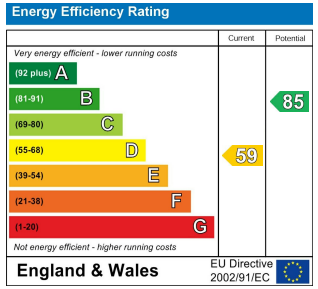
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 25474836

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

Rosedale

rosedalepropertyagents.com