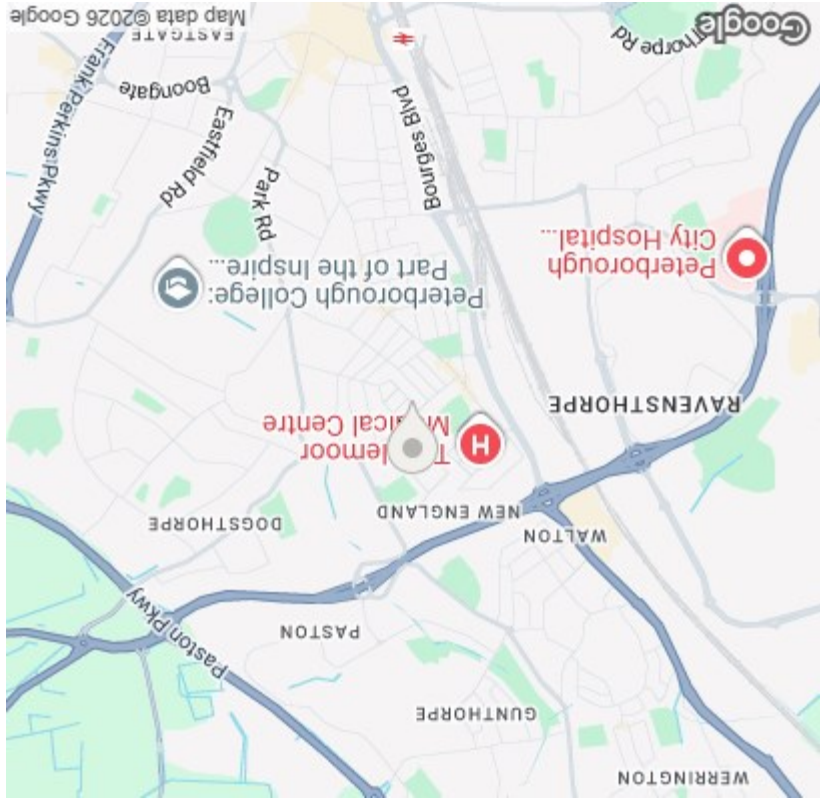
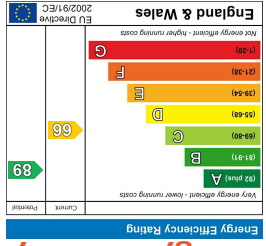


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Energy Efficiency Graph



Area Map



Floor Plan



Lynton Road

Peterborough, PE1 3DU

£270,000 - Freehold , Tax Band - B



Lynton Road

Peterborough, PE1 3DU

A well-proportioned three bedroom semi detached home offered with no forward chain, featuring a good size lounge diner, a conservatory, and flexible living space ideal for a growing family. The property benefits from off road parking, a private enclosed rear garden, a ground floor shower room, and a first floor bathroom, all conveniently located close to local amenities and transport links.

This spacious and versatile three bedroom semi detached home presents an excellent opportunity for families or buyers seeking generous living accommodation with scope to personalise. Offered with no forward chain, the property is ready for immediate occupation. Upon entering, a welcoming entrance hall provides access to the main living areas. The lounge diner is a standout feature, offering an impressive open space ideal for both relaxing and entertaining, with ample room for seating and dining. The separate kitchen is well positioned and provides direct access through to the conservatory, which overlooks the rear garden and offers an additional reception area, perfect as a sitting room or playroom. A convenient ground floor shower room adds further practicality.

To the first floor, the property offers three bedrooms, including a well sized master bedroom, a comfortable second bedroom, and a third bedroom suitable as a child's room, guest space, or home office. These are served by a family bathroom located off the landing. Externally, the property benefits from off road parking to the front, while to the rear there is a private enclosed garden, ideal for outdoor enjoyment and family use. Situated in a convenient location close to local amenities, schools, and transport links, this property combines space, functionality, and potential, making it an ideal family home.

Entrance Hall

4.39 x 1.84 (14'4" x 6'0")

Kitchen

2.93 x 2.13 (9'7" x 6'11")

Lounge Diner

8.17 x 3.25 (26'9" x 10'7")

Conservatory

2.55 x 2.74 (8'4" x 8'11")

Shower Room

2.52 x 0.85 (8'3" x 2'9")

Landing

2.60 x 1.21 (8'6" x 3'11")

Master Bedroom

4.45 x 3.06 (14'7" x 10'0")

Bedroom Two

3.56 x 2.68 (11'8" x 8'9")

Bathroom

2.41 x 2.18 (7'10" x 7'1")

Bedroom Three

2.16 x 2.16 (7'1" x 7'1")

EPC - D

66/89

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 (answer yes if there are restrictions, eg does not allow pets): 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: Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL