



Lincoln Road, Peterborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Extended Kitchen/Diner
- Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Loft access housing wall mounted combi boiler.

LOUNGE: UPVC Double glazed window to rear. Radiator.

KITCHEN/DINER: UPVC Double glazed French doors, windows and further UPVC Double glazed door. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Integrated fridge/freezer and washer/dryer. Built in oven, microwave and fitted hob.

BEDROOM ONE: UPVC Double glazed window to front. Radiator.



BEDROOM TWO: UPVC Double glazed window to front. Radiator.

BEDROOM THREE: UPVC Double glazed window to side.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with telephone style mixer taps. Shower cubicle with mains shower. Radiator.

OUTSIDE

FRONT: Laid to lawn area. Driveway providing ample off road parking. Door wooden gates to rear.

REAR GARDEN: Enclosed by fencing. Side gate. Mainly laid to lawn with shrub borders. Paved and gravel areas.





Total floor area 99.9 m² (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205714 - 0001

