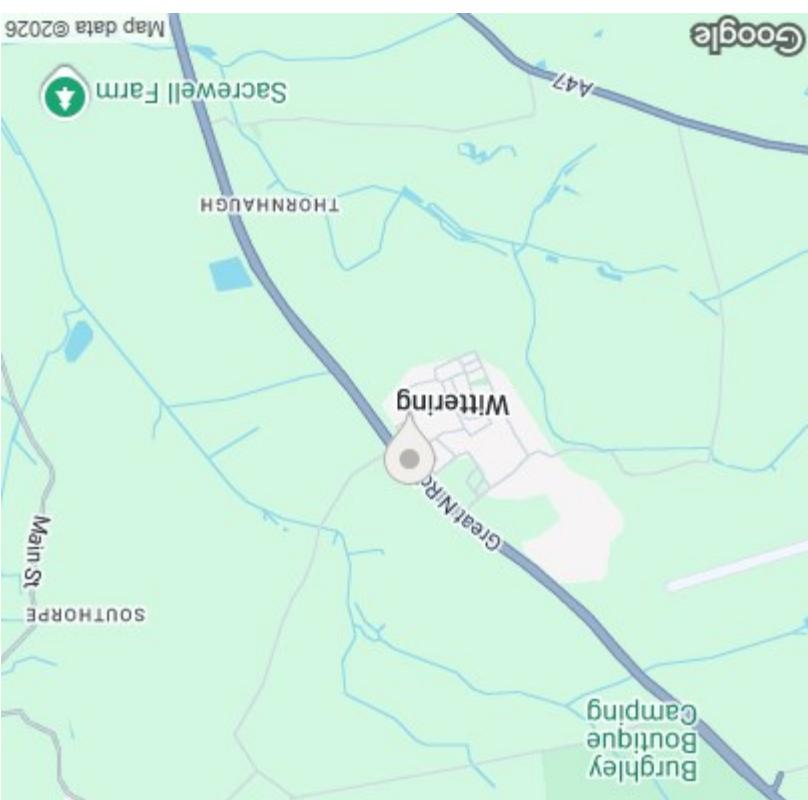


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.

## Viewing



## Area Map



## Floor Plan



# Lawrence Road

Wittering, Peterborough, PE8 6EN

**£220,000 - Freehold . Tax Band - A**



## Lawrence Road

Wittering, Peterborough, PE8 6EN

An immaculately presented and refurbished mid-terrace home located on Lawrence Road in the sought-after village of Wittering, offering excellent access to Stamford, Peterborough and the A1, this attractive property is ideal for first-time buyers and combines modern living with a convenient village setting, benefiting from an enclosed rear garden and ample communal parking.

This immaculately presented and thoughtfully refurbished mid-terrace home on Lawrence Road is situated in the highly desirable village of Wittering, offering an ideal opportunity for first-time buyers and those seeking a well-connected yet village-based lifestyle, with easy access to Stamford, Peterborough and further afield, while being conveniently located adjacent to the A1. The accommodation begins with the entrance hall which provides a welcoming first impression and gives access to a modern ground floor shower room, before leading through to the heart of the home, where a spacious and light-filled lounge occupies the rear of the property, offering ample space for both relaxing and dining and enjoying views over the enclosed rear garden, while to the front the well-appointed kitchen is fitted with contemporary units and flows seamlessly into a useful utility room, enhancing everyday practicality. Stairs rise from the hall to the first-floor landing which connects all three bedrooms and the family bathroom, with bedroom one being a generous double room, bedroom two another well-proportioned double, and bedroom three making an ideal child's room, guest space or home office, all served by a stylish bathroom fitted with a modern suite. Externally, the property benefits from an enclosed rear garden providing a private outdoor space for entertaining or unwinding, while the communal car park offers two allocated parking spaces, adding further convenience and completing a home that combines comfort, presentation and location in equal measure.

**Entrance Hall**  
1.55 x 3.16 (5'1" x 10'4")

**Shower Room**  
1.86 x 1.18 (6'1" x 3'10")

**Lounge**  
4.11 x 5.35 (13'5" x 17'6")

**Kitchen**  
3.44 x 2.61 (11'3" x 8'6")

**Utility Room**  
1.60 x 2.43 (5'2" x 7'11")

**Landing**  
2.61 x 0.81 (8'6" x 2'7")

**Master Bedroom**  
3.79 x 3.22 (12'5" x 10'6")

**Bathroom**  
1.54 x 1.69 (5'0" x 5'6")

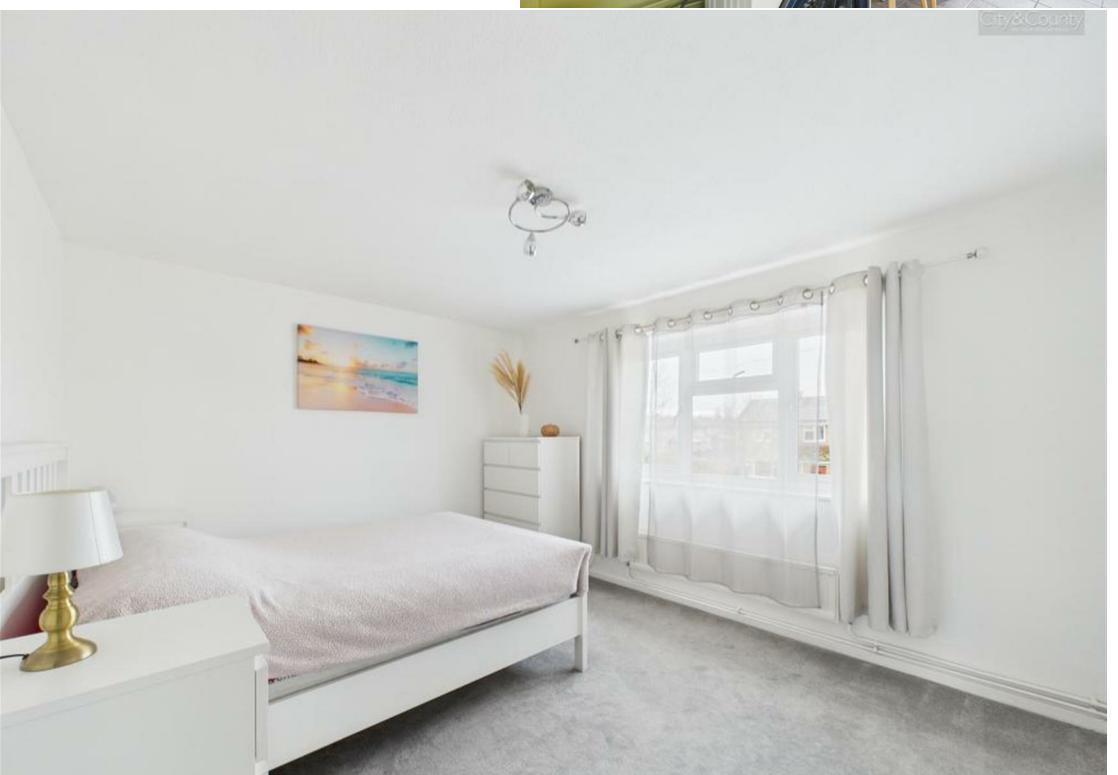
**Bedroom Two**  
2.35 x 3.61 (7'8" x 11'10")

**Bedroom Three**  
3.19 x 2.11 (10'5" x 6'11")

**EPC - C**  
75/87

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £324 per annum (£27 per month).

### 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: 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: Communal Car Park Two Allocated Spaces, Off Street Parling  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 80Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

