



Connells

Lincoln Road
Peterborough



Property Description

Welcome to this beautifully renovated three-bedroom mid-terraced family home, ideally situated close to the town centre, local schools, and a wide range of amenities. This well-presented property offers a perfect blend of modern comfort and classic charm, making it an ideal choice for families, first-time buyers, or investors.

Upon entering, you are greeted by a spacious and inviting lounge, perfect for relaxing or entertaining guests. The modern kitchen is thoughtfully designed with ample storage and workspace, seamlessly flowing into a bright and airy dining room—ideal for family meals and gatherings. Upstairs, the home boasts three generously sized bedrooms and a contemporary family bathroom, all finished to a high standard.

Externally, the property benefits from permit parking and a low-maintenance outdoor space. With its prime location, excellent presentation, and practical layout, this home offers convenient living in a sought-after area.

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Lounge

8' 7" x 11' 11" (2.62m x 3.63m)

Plus bay window to the front, laminate flooring, radiator and spotlights.

Dining Room

12' 4" x 12' 10" (3.76m x 3.91m)

Widow to rear, laminate flooring and radiator.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Door and window to side, tiled flooring and walls, oven with gas hob and hood, space for fridge/freezer, wall mounted boiler, sink/drainers with mixer tap.

First Floor

Bedroom One

11' 11" x 12' 5" (3.63m x 3.78m)

Window to the front, radiator, carpet and storage cupboard.

Bedroom Two

8' 11" x 12' 11" (2.72m x 3.94m)

Window to rear, carpet and radiator.

Bedroom Three

11' 8" x 7' 7" (3.56m x 2.31m)

Window to rear, carpet and radiator.

Bathroom

Bath with shower over and glass screen, tiled flooring and walls, WC, wash hand basin, window to side and towel rail.

Outside

Rear Garden

Court yard.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312200



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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