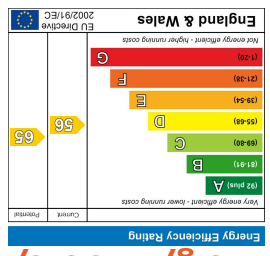


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or 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**



**Lincoln Road**  
Werrington, Peterborough, PE4 6LE

**Guide Price £300,000 - Freehold , Tax Band - C**

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  2
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# Lincoln Road

Werrington, Peterborough, PE4 6LE

\*\* GUIDE PRICE of £300,000-£325,000 with an OPEN DAY on the 30th April between 12pm-2pm by appointment only \*\*

A truly unique and versatile three bedroom end of terrace home with a substantial link detached annex, occupying a generous plot on the approach to Werrington Village. Offered with no forward chain, this property presents exceptional potential for further development or multi generational living, benefitting from multiple reception rooms, ample off road parking, a car port, and a large garage workshop.

Set on a generous plot on the approach into Werrington Village, this distinctive home offers a rare opportunity for buyers seeking space, flexibility and future potential. The main residence is a well proportioned three bedroom end of terrace property, complemented by a large link detached annex, making it ideal for extended family living, home business use, or those looking to explore development opportunities, subject to the necessary planning permissions. The ground floor of the main house features a welcoming entrance porch leading into a central hallway, with access to a comfortable living room and a separate dining room, creating versatile reception space for both everyday living and entertaining. The kitchen is well positioned to the rear, with access through to a useful utility area and additional internal space that enhances the practicality of the home. A ground floor bathroom and separate WC add further convenience.

Upstairs, the property offers three bedrooms, including a well sized master bedroom, along with additional accommodation that could be adapted to suit a range of needs. The annex provides a significant addition to the overall footprint, offering a large and flexible space that could suit a variety of uses. Subject to the relevant permissions, buyers may wish to consider options such as creating separate accommodation, a house of multiple occupancy, or even exploring the potential for redevelopment of the plot. The overall site may lend itself to further development, whether through conversion, reconfiguration or replacement of existing structures, offering exciting scope for those with vision.

Externally, the property continues to impress with a substantial plot offering off road parking for several vehicles, alongside a car port and an extensive garage workshop, ideal for storage, hobbies or business use. The enclosed rear garden benefits from a right of way and provides ample outdoor space with scope for landscaping or future enhancement. Located just as you enter Werrington Village, the property enjoys convenient access to local amenities, schooling and transport links, while still benefiting from a village setting. With its size, flexibility and outstanding potential, this is a rare opportunity not to be missed.

**Entrance Porch**  
1.72 x 1.74 (5'7" x 5'8")

**Entrance Hall**  
0.92 x 0.81 (3'0" x 2'7")

**Living Room**  
3.69 x 3.19 (12'1" x 10'5")

**Dining Room**  
3.59 x 3.53 (11'9" x 11'6")

**Kitchen**  
3.66 x 2.59 (12'0" x 8'5")

**Hallway**  
2.58 x 1.38 (8'5" x 4'6")

**Bathroom**  
2.69 x 2.47 (8'9" x 8'1")

**Utility Area**  
3.18 x 3.72 (10'5" x 12'2")

**Hallway**  
0.93 x 2.02 (3'0" x 6'7")



- WC**  
0.95 x 2.22 (3'1" x 7'3")
- Annex Bedroom**  
2.60 x 5.84 (8'6" x 19'1")
- Landing**  
0.74 x 0.87 (2'5" x 2'10")
- Master Bedroom**  
3.05 x 3.31 (10'0" x 10'10")
- Hallway**  
0.89 x 3.60 (2'11" x 11'9")
- Bedroom Two**  
2.65 x 3.65 (8'8" x 11'11")
- Shower Room**  
3.65 x 2.47 (11'11" x 8'1")
- Terrace**  
3.35 x 3.93 (10'11" x 12'10")
- Landing**  
0.95 x 0.99 (3'1" x 3'2")
- Billiard Room**  
6.26 x 5.89 (20'6" x 19'3")
- Garage/Carport**  
2.46 x 12.38 (8'0" x 40'7")
- Workshop**  
2.77 x 4.50 (9'1" x 14'9")
- EPC - D**  
56/65



- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
  - Accessibility / Adaptations: None
  - Building safety: Yes
  - 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: Yes
  - Registered easements: Yes
  - Shared driveway: No
  - Third party loft access: No
  - Third party drain access: No
  - Other: Yes
  - Parking: Driveway Private, Garage Carport, Gated Parking
  - Solar Panels: No
  - Water: Mains
  - Electricity: Mains Supply
  - Sewerage: Mains
  - Heating: Gas Mains
  - Internet connection: Cable
  - Internet Speed: up to 1800Mbps
  - Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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