



Connells

Lincoln Road  
Peterborough



### Property Description

This well-presented three-bedroom mid-terraced home offers generous and flexible living space arranged over two floors, making it an ideal choice for families, first-time buyers, or anyone seeking a practical and spacious home. Located in a residential setting with residents' parking, the property provides both convenience and comfort.

The ground floor features a lounge at the front of the home. A separate dining room offers an excellent space for mealtimes and gatherings, while the adjoining kitchen sits at the rear of the property, providing direct access into a useful lean-to area. This additional space connects further to a utility area and a ground-floor shower room, adding valuable functionality to the layout.

Upstairs, the first floor offers three well-proportioned bedrooms situated off a central landing. Each room is thoughtfully arranged to accommodate a variety of furniture layouts, making the space adaptable for family living, home working, or guest accommodation.

Externally, the home benefits from an enclosed rear garden, offering a private outdoor space ideal for relaxing, gardening, or entertaining. Residents' parking is available, adding to the overall convenience of the location.

This charming mid-terraced home combines character, practicality, and generous living spaces—perfect for a wide range of buyers.

### Lounge

Bay window to the front, door to side and laminate flooring.

### Hallway

Stairs to first floor.

### Dining Room

Door to kitchen, window to lean to, storage cupboard and laminate flooring.

### Kitchen

Door and window to lean to, space for appliances, tiled flooring and walls, high and low level storage with worktops over, cooker, stainless steel sink/drainer and mixer tap and radiator.

### Lean To

Door to rear and side and window to dining room.

### Shower Room

Window to side, shower cubicle, tiled walls, WC and wash hand basin.

### First Floor

#### Bedroom One

Window to front, cupboard, laminate flooring and radiator.

#### Bedroom Two

Window to rear and side, airing cupboard, laminate flooring and radiator.

#### Bedroom Three

Window to rear, laminate flooring and radiator.

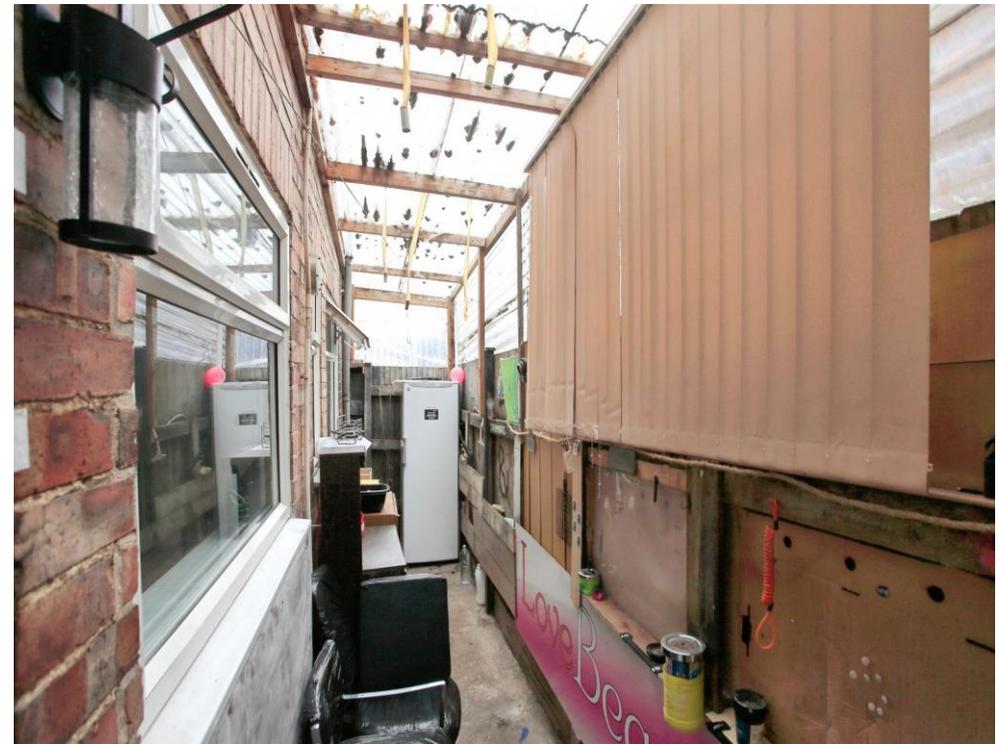
### Outside

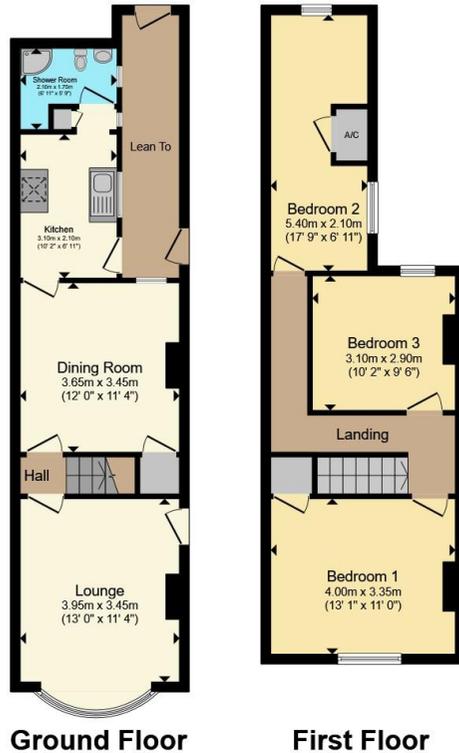
#### Rear Garden

Patio area.

**Front**

Residents parking.





**Ground Floor**

**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,006 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: A

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Tenure: Freehold



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