



Connells

Lincoln Road
PETERBOROUGH

Lincoln Road PETERBOROUGH PE4 6LT

for sale guide price
£550,000-£575,000



Property Description

"Hidden depths"

...and dazzling dimensions!

Connells are delighted to offer for sale this unique home set on a large, generous sized plot in a sought after village location. The outstanding accommodation includes a ground floor annex type set up to include a stunning kitchen/dining room with built in appliances, utility, large lounge with multi burner stove and featured fireplace, conservatory, bedroom one with en-suite wet room and walk in dresser. Bedroom two also benefits from an en-suite. The gardens are mainly laid to lawn with an extensive decked area, multiple outbuildings, outside entertaining barbecue and additional area to rear of the garden. To the front the property there is a driveway which provides off road parking. The front door opens into the entrance to the ground and first floor apartments. Ground floor apartment comprises of kitchen, lounge, bedroom and large shower room. The first floor apartment benefits from two bedrooms, kitchen/breakfast room, lounge, bedroom with en-suite and walk in dresser plus a separate bathroom.

Only by viewing will you appreciate what this home has to offer. Call today on 01733 579412.

Utility

12' 7" x 6' 5" (3.84m x 1.96m)

Inner Hallway

Bedroom Two

12' 3" x 11' 7" plus ensuite size recess (3.73m x 3.53m plus ensuite size recess)

En-Suite

Lounge

21' 2" x 15' 8" (6.45m x 4.78m)

Conservatory

17' 3" x 14' 10" (5.26m x 4.52m)

Master Bedroom

15' 8" x 12' (4.78m x 3.66m)

Walk In Dresser

9' 11" x 5' 2" (3.02m x 1.57m)

En-Suite Wet Room

9' 11" x 6' 6" (3.02m x 1.98m)

Kitchen / Diner

18' 9" x 13' 11" (5.71m x 4.24m)

Outside

Outside Workshop

15' 2" x 7' 4" (4.62m x 2.24m)

Ground Floor Apartment

Entrance Hall

Kitchen

17' 3" x 6' 9" (5.26m x 2.06m)

Shower Room

11' 10" x 6' 3" (3.61m x 1.91m)

Lounge

13' into bay x 12' 3" max inc chimney breast (3.96m into bay x 3.73m max inc chimney breast)

Bedroom

12' x 11' 9" (3.66m x 3.58m)

First Floor Apartment

Inner Hallway

Kitchen / Breakfast Room

12' 5" x 8' 4" (3.78m x 2.54m)

Lounge

12' 3" x 10' 9" max inc chimney breast (3.73m x 3.28m max inc chimney breast)

Bedroom One

14' x 12' 4" (4.27m x 3.76m)

Walk In Dresser

7' 10" x 5' 8" (2.39m x 1.73m)

En-Suite

5' 9" x 5' 9" (1.75m x 1.75m)

Bedroom Two / Study

7' 7" x 6' 5" inc stairwell (2.31m x 1.96m inc stairwell)

Bathroom

8' 6" x 6' 9" (2.59m x 2.06m)









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

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305205



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Property Ref: WRN305205 - 0016