

Lincoln Road

New England, Peterborough, PE1 2PB

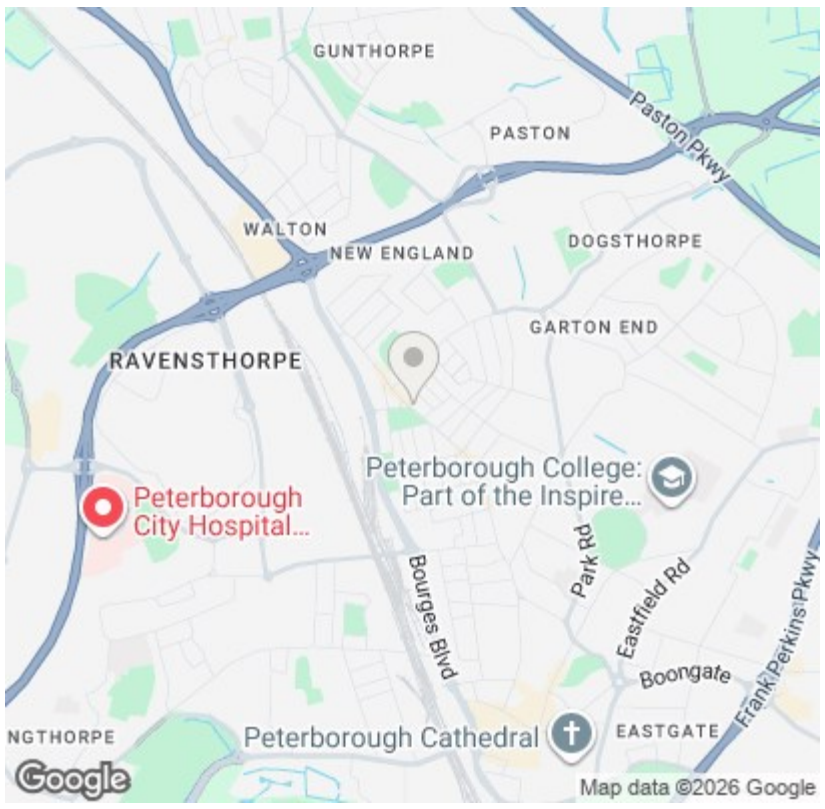
Offers In Excess Of £210,000 - Freehold, Tax Band - A

3 1 2

Floor Plan



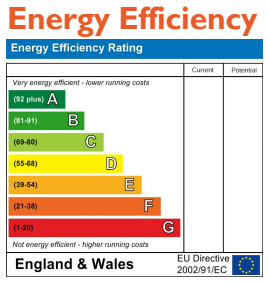
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any 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 licencing 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.

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Set on Lincoln Road in Peterborough, this attractive bay-fronted period mid-terrace home has been sympathetically improved by the current owners to combine character features with modern living. The property offers a spacious and versatile layout including two generous reception rooms, a stylish kitchen, three bedrooms, and a contemporary bathroom. With the added benefits of gas central heating, off-road parking, and a large rear garden, this beautifully presented home provides the perfect balance of comfort, practicality, and period charm.

This charming bay-fronted period mid-terrace home, located on the ever-popular Lincoln Road in Peterborough, has undergone a thoughtful scheme of improvement works under its current ownership, resulting in a stylish yet characterful residence. Upon entering, you are welcomed by an inviting entrance hall that leads to two generous and beautifully presented reception rooms, offering flexible living and entertaining spaces. The front living room benefits from a feature bay window, flooding the room with natural light, while the adjoining sitting room provides a cosy retreat with access to the well-appointed kitchen at the rear. The kitchen has been tastefully updated and connects seamlessly to a practical utility area and a modern ground-floor bathroom. Upstairs, the property continues to impress with a spacious landing leading to three comfortable bedrooms, including a large master bedroom and two further versatile rooms ideal for family use or home working. Externally, the home offers the rare advantage of off-road parking to the front and a substantial rear garden, perfect for outdoor relaxation or entertaining. Benefiting from gas central heating and a spacious, versatile layout throughout, this property represents an ideal opportunity for those seeking a well-presented period home with modern comfort and character in a highly convenient location.

Entrance Hall
0.89 x 4.40 (2'11" x 14'5")

Living Room
3.04 x 4.57 (9'11" x 14'11")

Sitting Room
4.01 x 3.78 (13'1" x 12'4")

Kitchen
2.44 x 3.03 (8'0" x 9'11")

Utility Room
2.41 x 1.17 (7'10" x 3'10")

Bathroom
2.47 x 2.20 (8'1" x 7'2")

Landing
0.95 x 3.94 (3'1" x 12'11")

Master Bedroom
4.04 x 3.80 (13'3" x 12'5")

Bedroom Two
2.94 x 3.84 (9'7" x 12'7")

Bedroom Three
2.43 x 2.91 (7'11" x 9'6")

EPC - D
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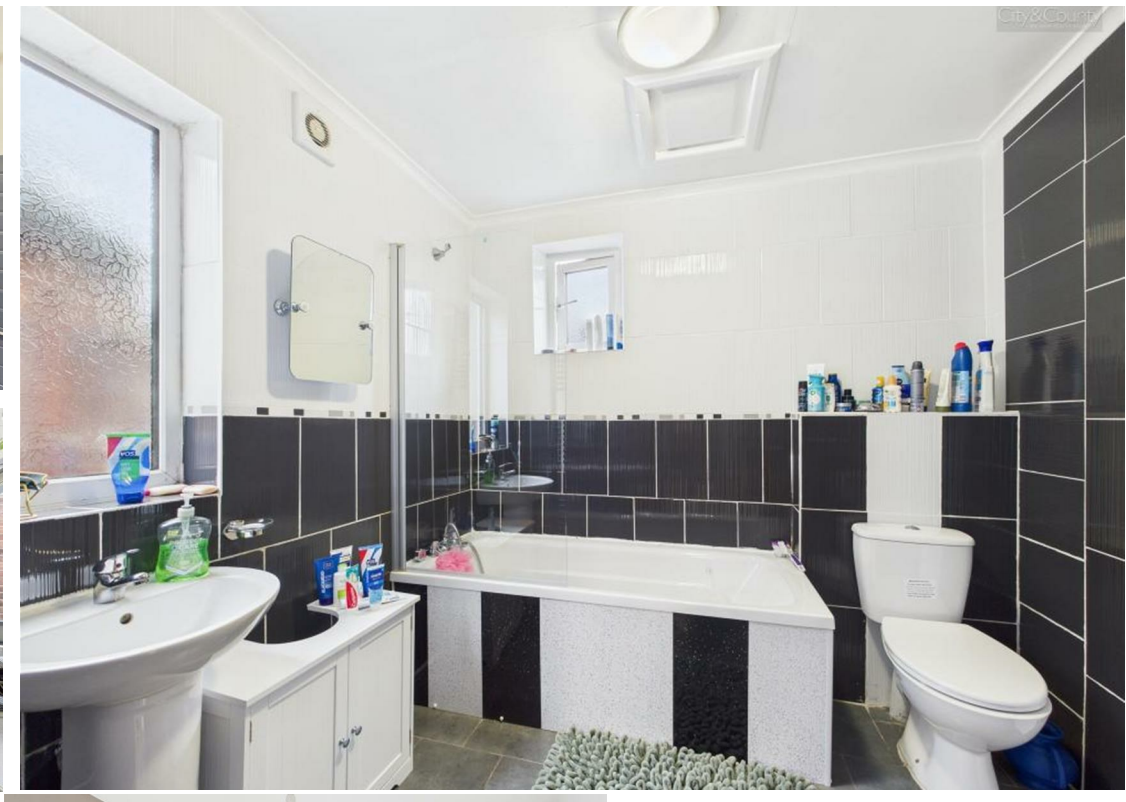
Tenure - Freehold

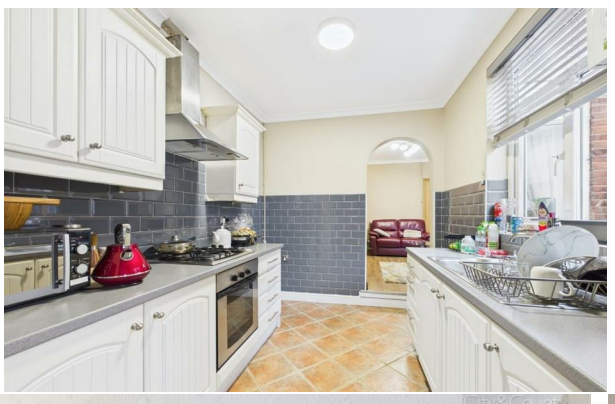


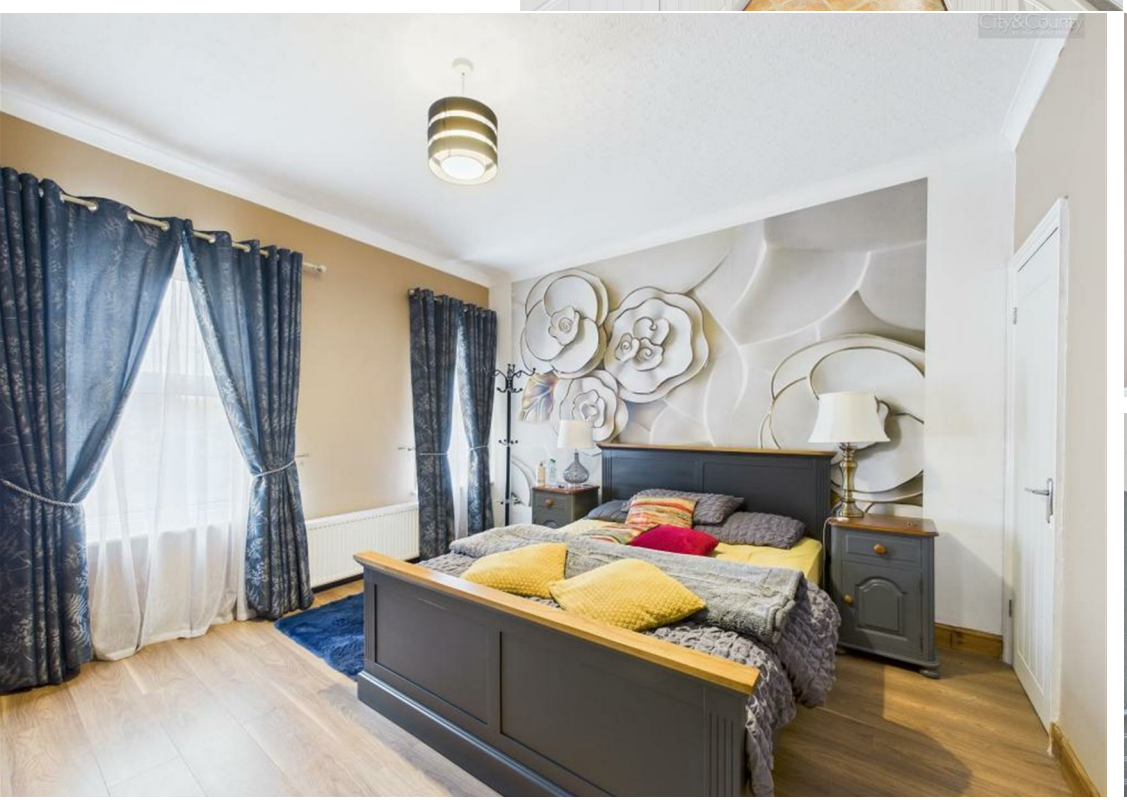


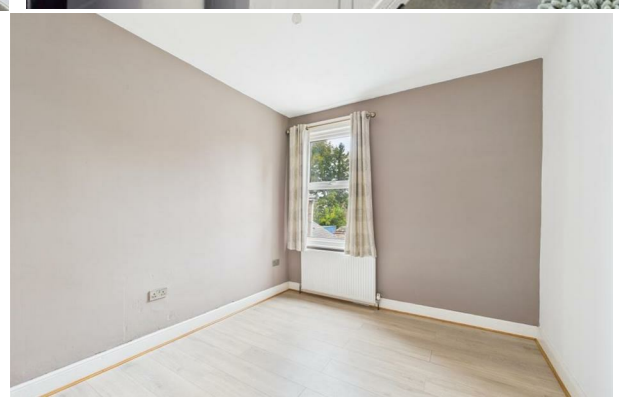
















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: 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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, 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 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL