

1008 Lincoln Road, Peterborough

£220,000

NEWTON FALLOWELL

1008 Lincoln Road

Walton, Peterborough

This well-presented SEMI-DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS, and a kitchen with a SOUTH-WESTERLY FACING REAR GARDEN, GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. Upon entering the property, you are welcomed into a bright entrance hall that leads into the spacious lounge with a bay-fronted window. The dining room offers ample dining space and is also flexible in it's use with access to the garden via patio doors situated next to the kitchen which is fitted with a range of contemporary units space for appliances and plentiful worktop space. Upstairs, the property comprises three well-proportioned bedrooms all benefiting from the family bathroom is fitted with a contemporary white suite, including a panelled bath with shower over, a wash basin, and a WC. Internally the home offers a blank canvas to add your own stamp and make the property fit your needs. The property also features a garage to the rear and driveway parking for multiple vehicles to the front but also boasts patio seating space and lawn in the south-westerly facing rear garden.

Please note that images have been enhanced via AI to present the house as staged with furniture, which is not present nor will the house be furnished. Further images have been used to present the house as it can be viewed in person and how it will be sold.

Council Tax band: B

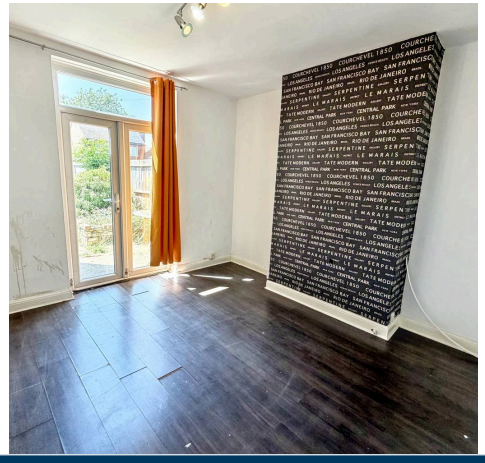
Tenure: Freehold

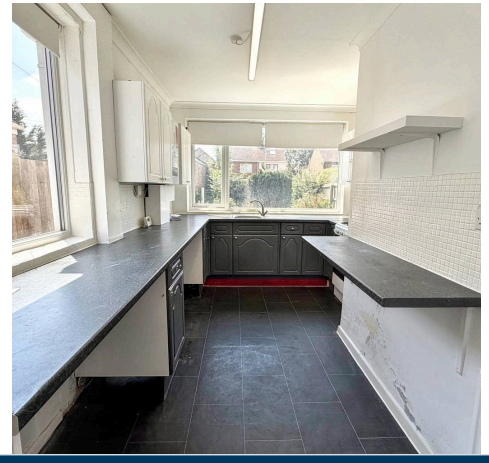
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



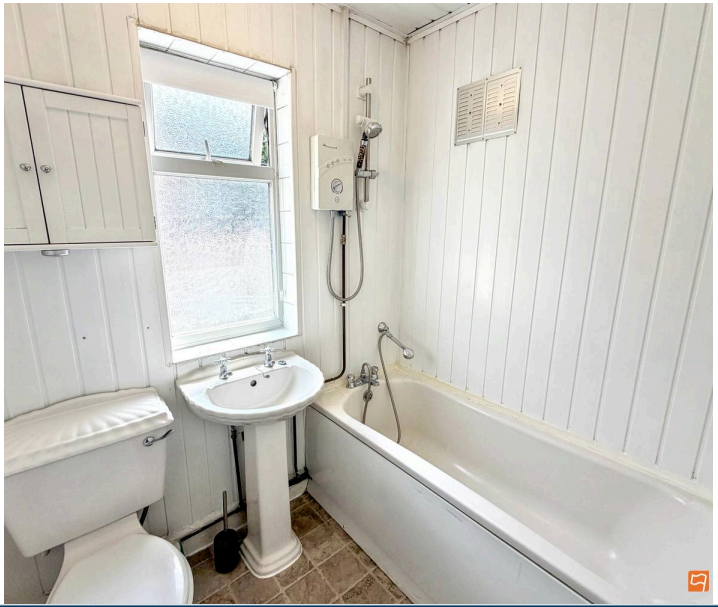












Entrance Hall

Lounge
14' 5" x 11' 5" (4.40m x 3.48m)

Dining Room
12' 1" x 11' 6" (3.69m x 3.51m)

Kitchen
15' 9" x 9' 6" (4.81m x 2.90m)

Landing

Bedroom 1
14' 5" x 11' 5" (4.40m x 3.48m)

Bedroom 2
12' 1" x 11' 6" (3.69m x 3.51m)

Bedroom 3
8' 6" x 5' 10" (2.60m x 1.79m)

Family Bathroom
6' 8" x 5' 10" (2.03m x 1.77m)

Garage
15' 9" x 8' 2" (4.81m x 2.48m)

Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 42 sq m / 454 sq ft

Garage
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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