







1352 Lincoln Road, Werrington PE4 6LP



*** HEAVILY EXTENDED HOME IN THE HEART OF WERRINGTON VILLAGE*** " Well presented throughout, this extended 4 bedroom home is located on a very generous sized plot in the village. Downstairs of the home features a beautiful 45ft long (approx) kitchen/living space with velux window and bifold door, a 25ft long (approx) living room, utility room, bedroom 4, en-suite and double garage. Upstairs homes 3 further bedrooms that are all doubles, an office, and bathroom. Viewings are essential to appreciate this homes garden, location and presentation. EPC Energy Rating - D/Council Tax Band - C". "

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PORCH

Door to front and door to:

ENTRANCE HALL

Window to side, stairs to 1st floor and radiator.

LIVING ROOM

25' 0" x 12' 4" (min) (7.62m x 3.76m) 13'4" (max) approx. Window to front, window to rear and 2 radiators.

INNER HALL

Door to side

UTILITY AREA

5' 5" x 4' 6" (1.65m x 1.37m) approx. Fitted with a range of base and eye level units with work surfaces over, space for undercounter washing machine, window to side and under stairs storage cupboard.

KITCHEN

18' 5" x 8' 4" (5.61m x 2.54m) approx. Fitted 22' 7" x 9' 1" (6.88m x 2.77m) approx. 2 x with a range of base and eye level units with work surfaces over, sink with mixer tap, space for cooker, integrated dishwasher, integrated fridge/freezer and window to side. Open into:

DINING/BREAKFAST AREA

13' 3" x 8' 9" (4.04m x 2.67m) approx. Windows to sides and radiator. Open into:

FAMILY AREA

14' 0" x 8' 9" (4.27m x 2.67m) approx. Velux window, bifold doors to rear and radiator.

BEDROOM 4

11' 0" x 8' 0" (3.35m x 2.44m) approx. Window to rear and radiator.

EN-SUITE

7' 9" x 3' 8" (2.36m x 1.12m) approx. Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle heated towel rail and window to rear.

1ST FLOOR LANDING

Window to side, 2 x radiators.

BEDROOM 1

windows to side, window to rear and 2 radiators.

BEDROOM 2

10' 9" x 10' 9" (to wardrobe) (3.28m x 3.28m) Generous rear garden that is mainly laid to approx. Window to rear, radiator and built in lawn with mature trees and shrubs. At the wardrobes. bottom of the garden, you will find:

BEDROOM 3

11' 8" x 11' 7" (3.56m x 3.53m) approx. 15' 7" x 15' 0" (4.75m x 4.57m) approx. Window to front and radiator.

OFFICE

8' 4" x 4' 5" (2.54m x 1.35m) approx. Window to front and radiator.

BATHROOM

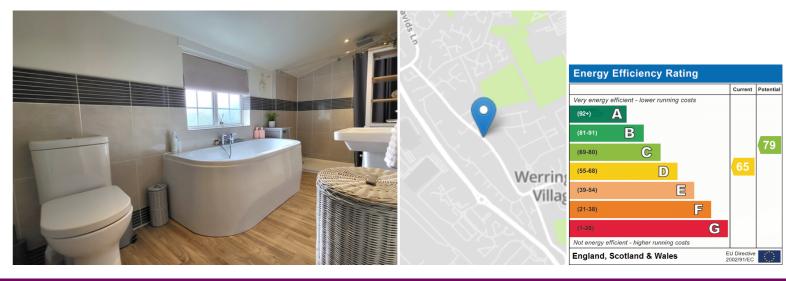
13' 9" x 5' 4" (4.19m x 1.63m) approx. Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Heated towel rail and window to side.

OUTSIDE

The front of the property has parking. There is gates to the side of the property to access further parking and the garages.



ned or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details pro ing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only



GARDEN

SUMMER HOUSE

DOUBLE GARAGE

The garage has electric doors.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

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