



1352 Lincoln Road, Werrington PE4 6LP

£525,000



*** 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". "

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 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

22' 7" x 9' 1" (6.88m x 2.77m) approx. 2 x windows to side, window to rear and 2 radiators.

BEDROOM 2

10' 9" x 10' 9" (to wardrobe) (3.28m x 3.28m) approx. Window to rear, radiator and built in wardrobes.

BEDROOM 3

11' 8" x 11' 7" (3.56m x 3.53m) 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.

GARDEN

Generous rear garden that is mainly laid to lawn with mature trees and shrubs. At the bottom of the garden, you will find:

SUMMER HOUSE

15' 7" x 15' 0" (4.75m x 4.57m) approx.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	65	79
EU Directive 2002/91/EC		