



**16 Lincoln Road, Northborough, Cambridgeshire PE6 9BL**

**£290,000**



**\*\*\* DETACHED BUNGALOW \*\*\*** This two/three bedroom detached bungalow, set in the sought-after village of Northborough, offers fantastic potential and is in need of some modernisation. The accommodation includes an entrance hall, bay fronted lounge, spacious kitchen opening into the dining room, two double bedrooms, and a refitted shower room. Outside, the property benefits from landscaped front and rear gardens, ample off-road parking, and a garage. Council Tax Band C / EPC Energy Rating D.



### ENTRANCE HALL

Front door, radiator, dado rail, and loft access.

### STORAGE CUPBOARD

1.97m x 1.3m (6' 6" x 4' 3") (Approx) Window to the side.

### KITCHEN

3.38m x 2.70m (11' 1" x 8' 10") (Approx) Fitted with a range of eye level and base units with worktops over. Space and plumbing for fridge/freezer, dishwasher, oven and tumble dryer. Stainless steel sink with inset drainer and swan neck mixer tap over. Window and door to the side, radiator and wall mounted boiler.

### DINING ROOM

4.06m x 3.33m (13' 4" x 10' 11") (Approx) Sliding doors to lean to, two radiators and opening to hall.

### LEAN TO

Radiator, windows to side and rear, door to garden and door into garage.

### LOUNGE

3.93m not including bay window x 3.63m (12' 11" x 11' 11") (Approx) Bay window to the front, radiator and fireplace.

### BEDROOM ONE

3.97m x 3.34m (13' 0" x 10' 11") (Approx) Window to the front and radiator.

### BEDROOM TWO

3.78m x 3.18m (12' 5" x 10' 5") (Approx) Window to the rear, radiator and built-in wardrobes with sliding doors.

### SHOWER WET ROOM

Fitted as a wet room with electric shower and curtain, floor drain, wash hand basin and low level WC. Tiled walls, chrome heated towel rail, window to the side and storage cupboard.

### OUTSIDE

To the front, the property is approached via a lawned garden with mature shrubs and hedging, a low-level wall to the pavement, and ample off road parking. Gated access to the garage.

The rear garden is predominantly laid to lawn with a patio area and pathway leading to the end of the garden. Well-stocked with mature trees, shrubs and hedges, the garden also benefits from multiple sheds, including a summerhouse.

### AGENT NOTE

The floor plan 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.

