

1008 Lincoln Road, Peterborough, PE4 6AL

Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



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No Upward Chain £265,000 Freehold

This three bedroom semi-detached property offers gas central heating, UPVC double glazing, entrance hall, lounge, dining room, kitchen with cooker, three bedrooms, bathroom with shower over bath, garden to rear, garage to rear and parking & off street parking to front for two vehicles.

Lincoln Road offers good access to Peterborough City Centre, Edith Cavell Hospital & Train Station along with offering amenities nearby including shops, schools, takeaways & much more!



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Entrance Hall

Glazed door to front aspect, radiator, stairs to first floor, central heating thermostat

Understairs cupboard

Glazed window to side aspect, shelving, electric and gas meter, electric fuses

Dining Room - 3.64m x 3.32m (approx)

French doors to rear aspect, wood effect flooring, gas fire point, radiator

Kitchen - 4.69m x 2.76m (approx)

Wood door to side aspect, windows to side and rear aspect, radiator, vinyl flooring, Glow Worm wall mounted gas boiler serving central heating and hot water system, tiled splashbacks, stainless steel sink with taps, space for washing machine, dishwasher, fridge and freezer, gas cooker point, breakfast bar, a range of eye and base level kitchen units with complimentary worktops above

Lounge - 3.62m x 3.16 (approx)

Radiator, wood effect flooring, gas fire point, glazed bay window to front aspect

Stairs to first floor landing

Glazed window to side aspect

Bedroom 1 - 3.66m x 3.35m (approx)

Glazed bay window to front aspect, radiator

Bedroom 2 - 3.35m x 3.15m (approx)

Glazed window to rear, radiator

Bedroom 3 - 2.65m x 1.83m (approx)

Glazed window to front, radiator

Family Bathroom - 2.05m x 1.87m (approx)

Glazed window to side aspect, tongue and grooved to all walls, radiator, loft access, vinyl flooring, comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over, tiled splashbacks

Outside - Front

Storm porch, parking for two cars, gate to side giving access to rear aspect

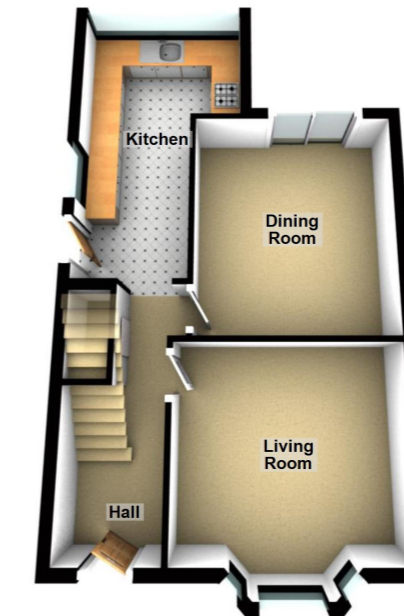
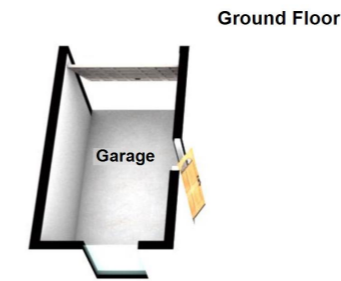
Outside - Rear

Mainly laid to lawn, outside tap, shrub borders and trees, patio area, parking, double gates, single garage

Single Garage - 4.82m x 2.40m (approx)

Single up and over door, glazed window to rear, door to side, power and lighting

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Total area: approx. 90.8 sq. metres (977.3 sq. feet)
This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

