



1281 Lincoln Road, Werrington PE4 6LJ

£375,000



*** PLANNING PERMISSION GRANTED* *** Planning permission permitted for demolition of existing garage, dormer windows and erection of two storey side extension, creation of dropped kerb for new site entrance. REFERENCE 22/00844/HHFUL. This beautifully presented detached chalet bungalow is on a generous plot, with ample parking to the front and a good sized rear garden. Inside, the home features an entrance hall, L-Shaped lounge/diner, kitchen, bedroom 3, bedroom 4/office, lean to/boot room, wc, 2 further bedrooms upstairs and a family bathroom. Located in Werrington Village, which is a highly sought after area. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE HALL

11' 9" x 6' 3" (3.58m x 1.91m) (approx)
Door to front, radiator and stairs to first floor.

OFFICE / BEDROOM 4

9' 9" x 8' 2" (2.97m x 2.49m) (approx)
Window to front and radiator.

BEDROOM 3

11' 4" x 9' 0" (3.45m x 2.74m) (approx)
Window to front, fitted with a shower cubicle and radiator.

LOUNGE / DINER (L-SHAPE)

29' 2" (max) x 9' 6" (min) (8.89m x 2.90m) 17' 6" (5.33m (max) (approx)
Sliding door to rear, door to side, two windows to side, radiator and underfloor heating.

KITCHEN

12' 8" x 9' 4" (3.86m x 2.84m) (approx)
Fitted with a range of base and eye level units with work surfaces over with work surfaces over, sink unit with drainer, integrated oven, microwave, hob with extractor fan, space for a fridge / freezer, space for a dishwasher and radiator. Window to rear.

INNER HALL / BOOT ROOM - L-SHAPE

22' 8" x 6' 4" (6.91m x 1.93m) (max) 3' 0" (0.91m) (min) (approx) window to front, window to side, door to side, door to rear and window to rear. Plumbing for a washing machine and door to garage.

WC

Fitted with a low level W/C.

LANDING

Window to front, loft access which is boarded and with light.

BEDROOM 1

17' 7" x 11' 6" (5.36m x 5.03m) (max) (approx) Window to front and window to rear.

BEDROOM 2

17' 6" (max) x 9' 9" (max) (5.33m x 2.97m) (approx) Window to front and window to rear

BATHROOM

7' 8" x 5' 0" (2.34m x 1.52m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.

OUTSIDE

The front of the property is mainly gravelled offering of road parking laid to lawn. The rear of the property has fencing, laid to lawn and mature shrubs.

GARAGE

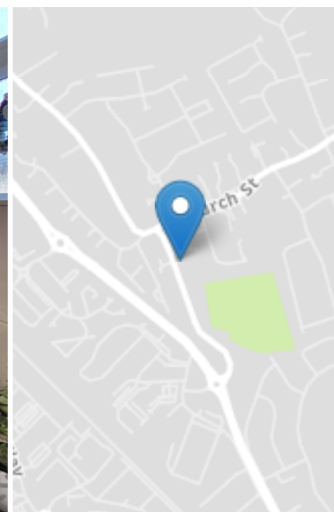
16' 2" x 8' 5" (4.93m x 2.57m) (approx)
Up and over door, door to front. Two windows to rear and door to rear.

OUTER BUILDING

Light and power. There is power to the bbq area.

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			
			84
		61	