



4 Lincoln Road, Ginton, Peterborough, Cambridgeshire PE6 7LW £780,000



Welcome to this stunning detached family home located in the sought-after village of Ginton. Boasting five bedrooms—including a principle bedroom with an en-suite—two further bathrooms, and three spacious reception areas, this property offers an exceptional blend of comfort and versatility. Set on a substantial plot, it benefits from commanding field views to the rear, ample parking for multiple cars, and a collection of outbuildings that provide a wealth of potential for extension, subject to planning permission,, allowing new owners to tailor the home to meet their lifestyle needs.

Overall, this five-bedroom detached home in Ginton is a rare find, combining spacious living accommodation, stunning countryside views, and excellent potential for growth. Don't miss the opportunity to view this unique property and explore the possibilities it has to offer.

Council Tax Band D and EPC currently unavailable.

AGENTS NOTE: 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.

ENTRANCE HALL

15' 6" x 6' 4" (4.72m x 1.93m) (approx) Door to front, radiator and stairs to first floor.

RECEPTION ROOM

11' 9"(min) (3.58m) 14' 2" (into bay) x 11' 8" (4.32m x 3.56m) (approx) Bay window to front.

FAMILY AREA

10' 6" (min) (3.20m) 12' 5" (into bay) x 11' 8" (3.78m x 3.56m) (approx) Bay window to front, radiator and log burner. Open into:

KITCHEN / BREAKFAST

16' 1" x 11' 6" (4.90m x 3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, integrated hob, integrated oven, integrated microwave and space for fridge / freezer. Window to rear.

LIVING ROOM

9' 5" (min) (2.87m) 18' 5" (max) x 11' 2" (min) (5.61m x 3.40m) 15' 1" (max) (4.60m) (approx) L-shape. Window to rear, French doors to rear and radiator.

UTILITY ROOM

4' 7" x 9' 5" (1.40m x 2.87m) (approx) Sink unit with mixer tap and space for washing machine. Window to front.

SHOWER ROOM

7' 1" x 5' 8" (2.16m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

GARDEN ROOM

8' 8" (min) (2.64m) 11' 7" (max) x 11' 7" (max) (3.53m x 3.53m) (approx) French doors to rear, two cupboards and stairs to loft store area.

FIRST FLOOR LANDING

Cupboard.

BEDROOM ONE

8' 2" (min) (2.49m) 13' 1" (max) x 11' 9" (3.99m x 3.58m) (approx) Bay window to front and radiator.

EN-SUITE

3' 7" (min) (1.09m) 5' 8" (max) x 8' 5" (max) (1.73m x 2.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Heated towel rail.

BEDROOM TWO

11' 8" (min) (3.56m) 14' 0" (into bay) x 11' 9" (4.27m x 3.58m) (approx) Bay window to front and radiator.

BEDROOM THREE

10' 8" (min) (3.25m) 11' 9" (max) x 12' 0" (3.58m x 3.66m) (approx) Window to rear and radiator.

BEDROOM FOUR

8' 6"(min) (2.59m) 11' 8" (into cupboard) x 9' 1" (3.56m x 2.77m) (approx) Window to rear and radiator.

BEDROOM FIVE

6' 4" x 8' 5" (1.93m x 2.57m) (approx) Window to front and radiator.

BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

OUTSIDE

STUDIO

14' 6" x 22' 4" (4.42m x 6.81m) (approx) French doors to rear, windows to front, windows to side and window to rear.

FRONT

The front of the property is mainly gravelled with a laid to lawn 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.

