

woodcockholmes.co.uk



**Woodcock Holmes**  
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**1375 Lincoln Road**  
Peterborough, PE4 6LT  
£1,275 Per Month





1375 Lincoln Road  
Peterborough  
PE4 6LT

- WERRINGTON VILLAGE
- CLOSE TO LOCAL AMENITIES
- LARGE DRIVEWAY AND GARAGE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- LARGE GARDEN
- MODERN KITCHEN
- FOUR PIECE BATHROOM
- TWO RECEPTION ROOMS

Viewings: By appointment  
£1,275 Per Month

Entrance Hall

Lounge  
15'10" max x 11'11"

Kitchen  
14'1" max x 6'10"

Dining Area  
12'7" x 12'1"

Cloakroom

First Floor Landing

Bedroom 1  
15'0" max x 11'0"

Bedroom 2  
12'7" x 10'11"

Bedroom 3  
8'11" max x 7'0"

Family Bathroom  
8'7" x 6'10"

Garage  
17'8" x 7'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC