



Offers in the region of £280,000
Welland Road, DOGSTHORPE , PE1



 4
Bedrooms

 1
Bathroom

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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Welcome to this well-maintained and generously extended four-bedroom semi-detached home, offering spacious and versatile living accommodation in a desirable location. Upon entering, you are greeted by a welcoming entrance hall featuring a convenient WC. To the right, the comfortable lounge boasts beautiful oak flooring and a charming log burner, creating a warm and inviting atmosphere. An opening from the lounge leads seamlessly into the dining area, perfect for family gatherings and entertaining, with sliding doors providing direct access to the garden room. To the left, a door leads to the well-presented kitchen, which is exceptionally maintained and features a practical breakfast bar and a handy pantry for storage.

At the rear of the property, a stunning 6mx4m garden room offers additional versatile space—ideal as a home office, studio, or relaxation area. Upstairs, the property continues to impress with four spacious and well-proportioned bedrooms, complemented by a recently refitted shower room, providing contemporary comfort.

The south west facing rear garden is a true oasis, thoughtfully designed for outdoor enjoyment and productivity, featuring vegetable beds, a variety of fruit trees including plum and pear, and a decked area perfect for outdoor dining and relaxation. A garage provides additional storage, while the front driveway comfortably accommodates two or more vehicles.

Room Measurements:

****Bedroom 3****

Size: approximately 8'10" x 8'7" (2.68 m x 2.61 m)

Features: UPVC double-glazed window, radiator

****Bedroom 4****

Size: approximately 10'0" x 7'7" (3.06 m x 2.31 m)

Features: UPVC double-glazed window, radiator

****Shower Room****

Size: approximately 7'0" x 7'2" (2.13 m x 2.20 m)

Features: UPVC opaque double-glazed window, refitted shower room with tiled double shower cubicle (detachable shower head and rainfall shower), radiator, WC, hand wash basin

****Bedroom 1****

Size: approximately 15'6" x 9'4" (4.73 m x 2.84 m)

Features: UPVC double-glazed window, fitted wardrobe, radiator

****Bedroom 2****

Size: approximately 10'1" x 6'8" (3.08 m x 2.03 m)

Features: UPVC double-glazed window, radiator

****Lounge****

Size: approximately 15'4" x 10'10" (4.67 m x 3.31 m)

Features: UPVC double-glazed window, oak flooring, log burner, radiator, storage area

****Dining Area****

Size: approximately 8'6" x 10'10" (2.59 m x 3.31 m)

Features: Sliding door to the garden room, opening to the kitchen, oak flooring, radiator

****Kitchen****

Size: approximately 15'7" x 8'0" (4.76 m x 2.44 m)

Features: UPVC double-glazed windows to side and rear, door to garden room, matching base and wall units with worktops, ceramic hob with extractor

****Garden Room****

Size: approximately 18'8" x 12'2" (5.68 m x 3.72 m)

Features: UPVC double-glazed French doors to the garden, electric points, electric heater

****WC****

Features: UPVC opaque double-glazed window, WC, hand wash basin, storage area

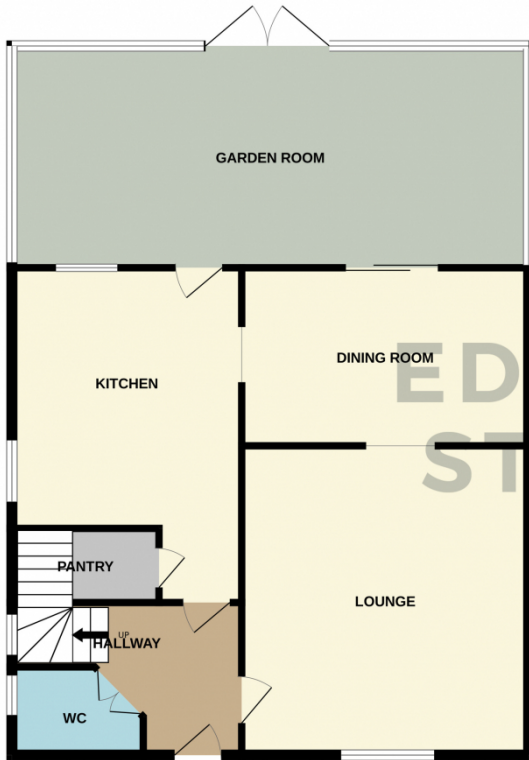
This wonderful home combines practicality with charm, making it an ideal choice for families seeking a spacious, well-maintained property with a beautiful outdoor space.



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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