



37 Welland Road
Dogsthorpe PE1 3SE
£295,000



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Delighted to offer for sale this lovely presented established, three bedroom detached bungalow situated on Welland Road, Peterborough. Conveniently located with access to both local amenities and the city centre and with excellent transport links nearby, and in brief the property comprises.

As you step into this lovely home, you are greeted by a spacious light & airy entrance hall which in turns leads to a cosy living room with a marble surround fireplace housing gas fire, enjoying a double glazed window to the front with French double doors leading out into the garden.

One of the highlight's of this property is the beautifully re-fitted kitchen/diner, equipped with ample wall and floor level fitted units, with inset single drainer sink unit with swan neck style mixer taps, with integrated modern appliances, large style ceramic tiled floor and, sliding patio doors leading out into the garden, from the kitchen, further door provides access into a spacious utility space, that offers further range of wall and floor fitted units with, benefitting from a further double oven, with plumbing for washing machine, and space for a fridge/freezer, door to the side, provide access to the side, with further doors leading to a useful store room and a generous sized garage.

Boasting of three good size double bedrooms, with a spacious three piece shower room, benefitting from a walk in tiled shower cubicle, WC, and a vanity wash hand basin, tiled flooring and two windows to the rear. Furthermore, from the hallway, loft ladder, provides access to a converted loft space providing additional storage space with window to the side aspect.

Outside, to the front, the property offers ample parking and in turn leads to a single garage with up & over door with power and lighting connected with two windows to the side aspect. The rear garden is a tranquil retreat, with a paved patio area ideal for al fresco dining, lawned garden with flower & shrub borders, and a side gate for easy access providing access to the front.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room:
19'10" x 11'10" (6.05m x 3.63m)

Kitchen/Diner:
11'0" x 14'2" max (3.36m x 4.32m max)

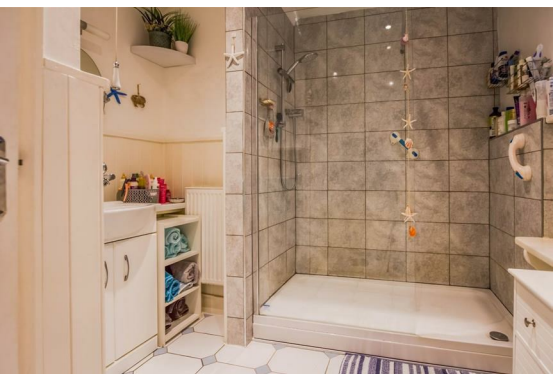
Utility Room:
8'6" narrowing to 5'4" x 25'9" max
(2.61m narrowing to 1.65m x 7.86m max)

Bedroom 1:
10'11" x 10'2" plus door recess (3.35m x 3.10m plus door recess)

Bedroom 2:
8'5" x 12'10" (2.58m x 3.93m)

Bedroom 3:
8'0" x 8'5" (2.44m x 2.59m)

Shower Room:
8'5" max x 9'0" max (2.58m max x 2.75m max)



Floor Plan



Viewing

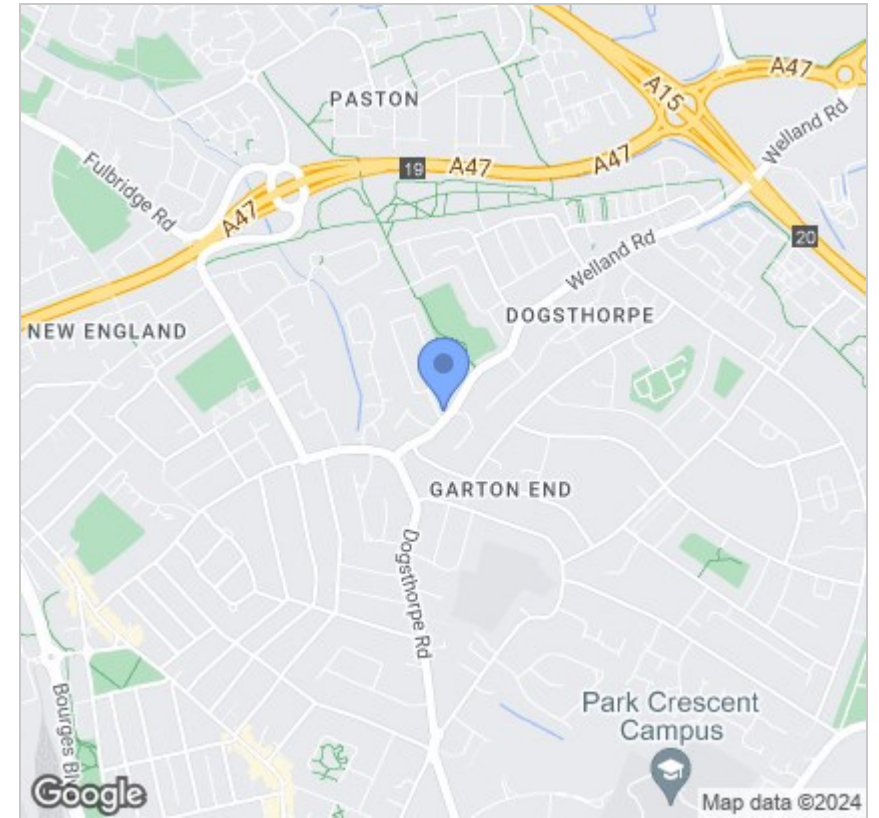
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

