



234 Dogsthorpe Road, Peterborough, PE1 3PB

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Spacious Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION AREAS
- Open Plan Kitchen Diner
- Upstairs Bathroom & Downstairs Shower Room
- EXTENSIVE DRIVEWAY FOR MULTIPLE VEHICLES
- Garage/Gym & Rear Garden
- EPC Rating D
- Freehold

Offers in excess of £390,000





This spacious detached family home boasts a GENEROUS PLOT to include an EXTENSIVE DRIVEWAY, garage/gym and rear garden, as well as THREE WELL-BALANCED BEDROOMS with an upstairs bathroom and downstairs shower room. The well presented accommodation comprises of an entrance hall, bay-fronted lounge to the front of the home, dining room open through to kitchen to the rear, with doors onto the garden and a modern fitted kitchen in situ with breakfast bar seating, whilst a contemporary shower room completes the ground floor accommodation. To the first floor there are three well-balanced bedrooms, one of which hosts a useful dressing area, with an upstairs family bathroom servicing the bedrooms and offering a four-piece suite to include both bath and shower facility. Outside the driveway provides off-road parking for an abundance of vehicles and leads to the garage, which is currently being utilised as a gym, whilst to the rear the garden boasts lawn and sheltered seating area.







Entrance Hall 6'12" x 16'12" (2.1m x 5.2m)

Lounge 12'12" x 18'12" (4m x 5.8m)

Dining Room 10'6" x 14'6" (3.2m x 4.4m)

Kitchen 8'6" x 15'6" (2.6m x 4.7m)

Shower Room 6'12" x 4'12" (2.1m x 1.5m)

Landing 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 14'0" x 10'6" (4.3m x 3.2m)

Bedroom Two 10'6" x 12'12" (3.2m x 4m)

Dressing Room 4'12" x 6'12" (1.5m x 2.1m)

Bedroom Three 8'0" x 12'12" (2.4m x 4m)

Family Bathroom 8'6" x 10'6" (2.6m x 3.2m)

Garage/Gym 8'6" x 16'6" (2.6m x 5m)

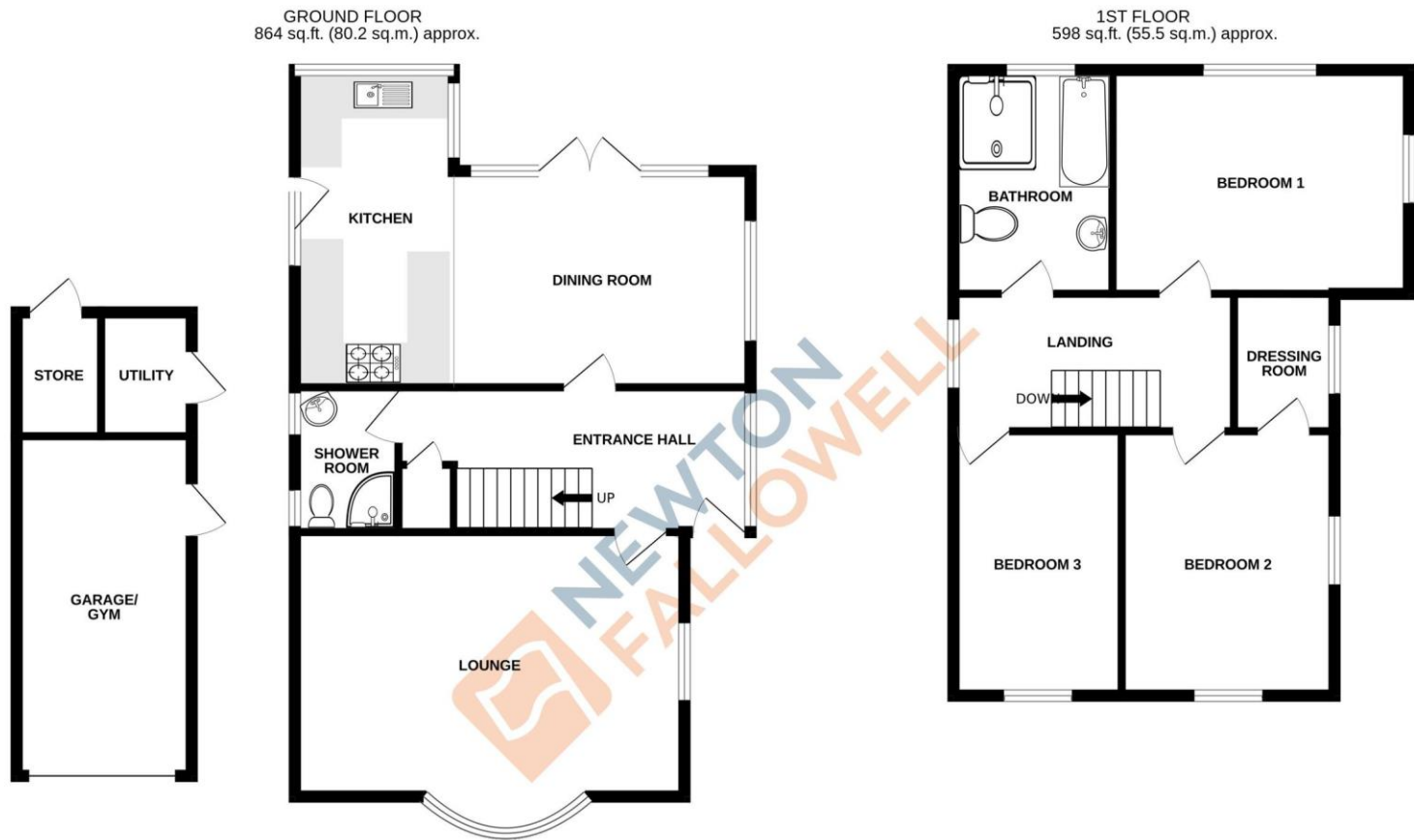
Utility Room 4'6" x 6'0" (1.4m x 1.8m)











GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.

TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

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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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: D

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.