



12 Eastern Close, Dogsthorpe, Peterborough, PE1 4PP

 **NEWTON FALLOWELL**

4 1 2

Key Features

- EXTENDED DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PRIVATE SOUTH -FACING REAR GARDEN
- TWO RECEPTION ROOMS
- Shower Room
- Backing Onto Fields
- EPC Rating B
- Freehold

£375,000





This extended FOUR DOUBLE BEDROOM detached bungalow offers ample living space, featuring TWO RECEPTION rooms as well as backing onto fields to the rear. The accommodation comprises of a porch, entrance hall, lounge, family room, kitchen, with four double bedrooms alongside a shower room and a separate WC. Outside to the front the home offers ample parking for multiple vehicles, to the rear you have a private south-facing rear garden mainly laid to lawn with patio areas.

Upon entering the property, you are greeted by a welcoming porch leading to an entrance hall that serves as the central passage to the home's key areas. To the right there is a spacious lounge. Following back along the hall the kitchen is also on the right-hand side. The kitchen is well-appointed and seamlessly leads into a generously sized family room, which benefits from an abundance of natural light, patio doors open from this room directly onto the garden.

Continuing through the entrance hall, you will find Bedroom One on the left-hand side. This spacious room is equipped with fitted wardrobes. Continuing further along the hallway, there are an additional three double bedrooms. These rooms provide significant flexibility, allowing them to be utilized whether repurposed as home offices, additional living areas, or guest rooms, contributing to the overall adaptability and functionality of the home.

The enclosed private south-facing rear garden benefits from plenty of sunlight throughout the day. The garden is predominantly laid to lawn. There is a patio path which runs along the right-hand side. The front drive is set to gravel offering abundance of parking.

Porch 0.97m x 1.3m (3'2" x 4'4")

Entrance Hall

Lounge 3.55m x 5.06m (11'7" x 16'7")

Family Room 4.53m x 3.72m (14'11" x 12'2")

Kitchen 4.55m x 3.1m (14'11" x 10'2")

Downstairs WC 1.65m x 0.82m (5'5" x 2'8")

Bedroom One 3.45m x 3.28m (11'4" x 10'10")

Bedroom Two 2.94m x 2.53m (9'7" x 8'4")

Bedroom Three 2.99m x 2.92m (9'10" x 9'7")

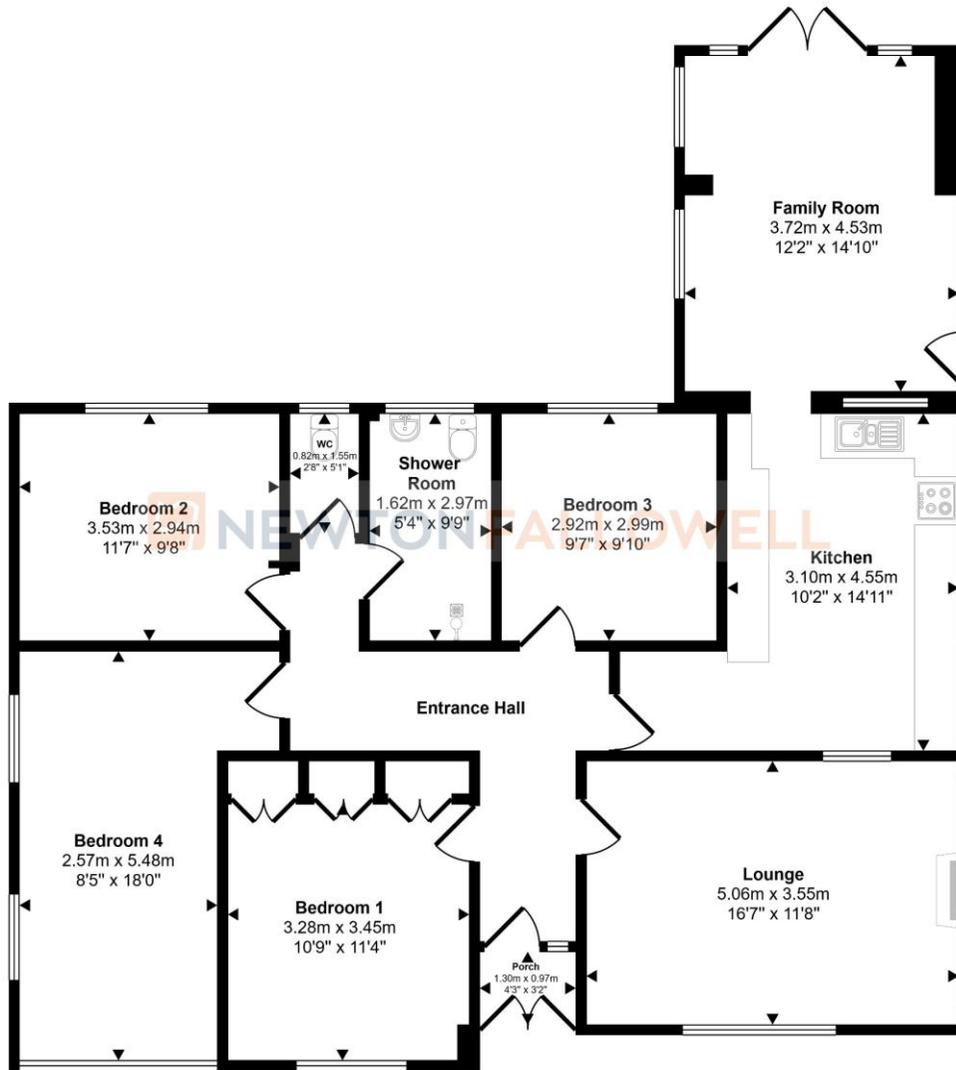
Bedroom Four 5.48m x 2.57m (18'0" x 8'5")

Shower Room

Dogsthorpe

Dogsthorpe is located to the northeast of Peterborough city centre whilst still within 3 miles of the city centre and train station. Dogsthorpe offers a wealth of amenities to include Spar Convenience Store, newsagent, hairdressers and various takeaways, as well as schooling at Dogsthorpe Academy. The Town Park is close in addition to a Sainsbury's Store.

Approx Gross Internal Area
124 sq m / 1334 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

