



249 Dogsthorpe Road, Peterborough, PE1 3AT

 **NEWTON FALLOWELL**

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Key Features

- Spacious Detached Family Home
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen with Pantry Storage
- Upstairs Bathroom & Additional WC
- GENEROUS REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- EPC Rating E
- Freehold

Guide Price £325,000 - £350,000





A spacious detached home boasting THREE DOUBLE BEDROOMS and THREE RECEPTION ROOMS, in addition to offering a GENEROUS GARDEN and a GARAGE. The extensive accommodation comprises of an entrance hall, bay-fronted lounge, dining room and family room to the rear with doors onto the rear garden, kitchen with useful pantry storage, with three well-balanced bedrooms located to the first floor alongside the family bathroom and additional WC. Outside there is parking to the front aspect leading to the garage, which also hosts doors to the rear onto the garden, which is of a generous proportion and offers potential for extension (STPP).



Entrance Hall

Lounge 4.61m x 3.59m (15'1" x 11'10")

Dining Room 2.81m x 4.05m (9'2" x 13'4")

Family Room 4.92m x 3.66m (16'1" x 12'0")

Kitchen 3.95m x 2.15m (13'0" x 7'1")

Pantry

Landing

Bedroom One 3.77m x 5.38m (12'5" x 17'8")

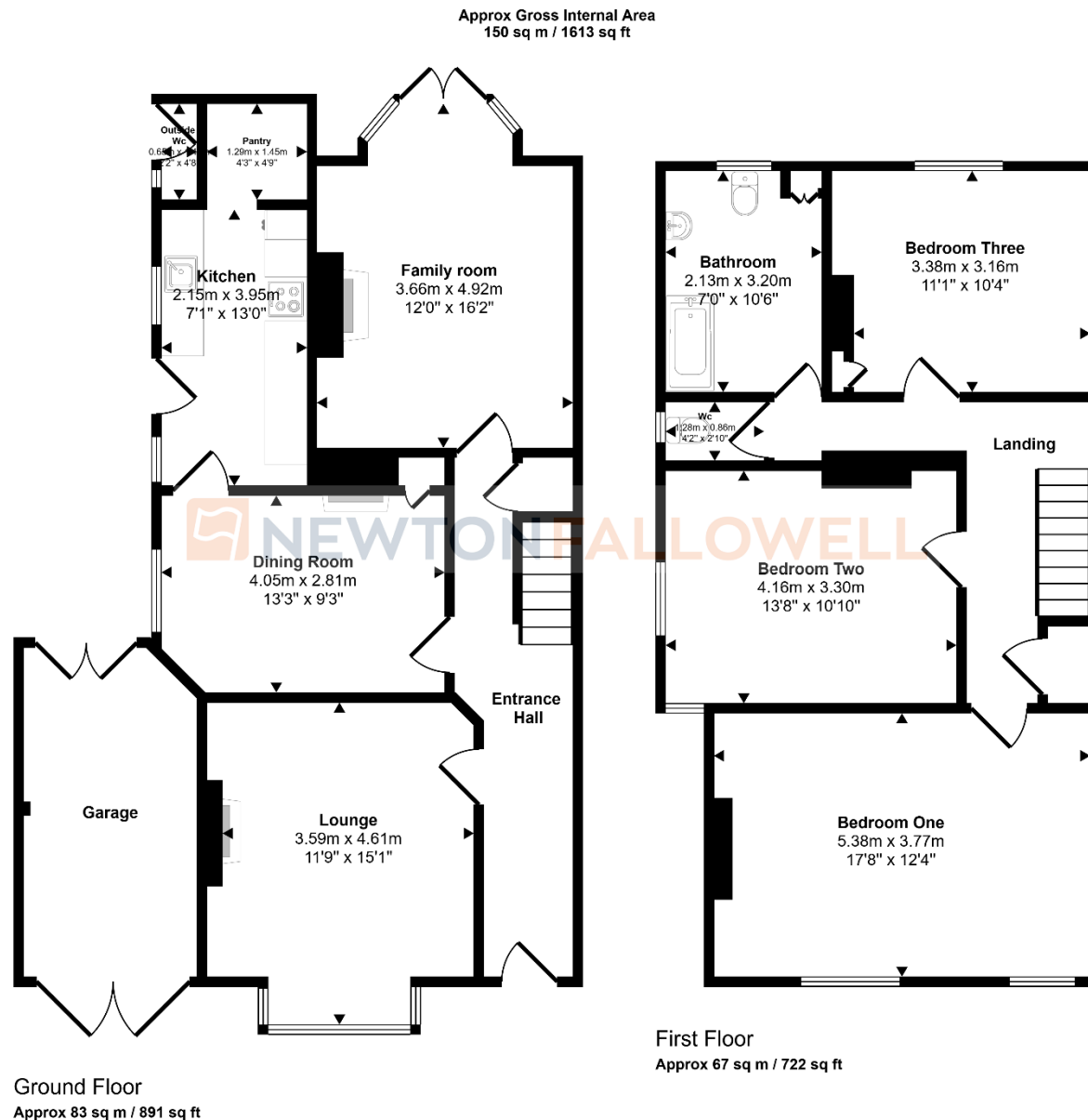
Bedroom Two 3.3m x 4.16m (10'10" x 13'7")

Bedroom Three 3.16m x 3.38m (10'5" x 11'1")

Family Bathroom 3.2m x 2.13m (10'6" x 7'0")

WC

Garage



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: C

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.



SCAN ME