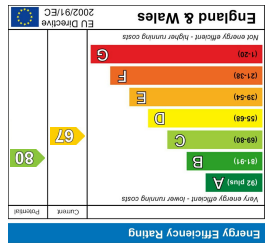


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map

**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

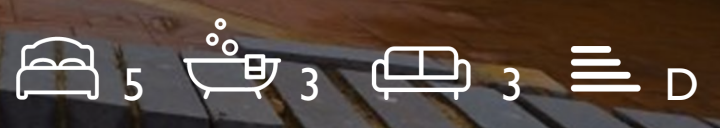


Floor Plan



282 Dogsthorpe Road  
 Peterborough, PE1 3PG

£595,000 - Freehold , Tax Band - E



## 282 Dogsthorpe Road

Peterborough, PE1 3PG

City and County are excited to market this spacious, heavily extended detached home located within walking distance of Peterborough city centre. Offering easy access to local schooling, transport links and amenities, this property is the ideal family home.

Briefly comprising, an entrance hall, a convenient downstairs family bathroom that is fitted with a three-piece suite comprising, a V.C, wash hand basin and a bath with a shower over. Large dining room, bay fronted lounge, and a further good sized lounge/diner with French doors leading to the garden. There is a separate kitchen/diner fitted with a range of matching base and eye level units, with space for a range cooker, dishwasher, washing machine and fridge/freezer. Upstairs there are five bedrooms, four of which are doubles, and one single with French doors leading to the balcony. The master bedroom benefits from a fitted three-piece en-suite comprising, V.C, wash hand basin and a cubicle shower. Upstairs also has a spacious family bathroom, that is fitted with a three-piece suite comprising, a V.C, wash hand basin and a bath with shower head attached. To the rear, there is a low maintenance garden which is mainly patioed with a small lawn area. There is also access to the detached single garage and brick built shed. To the front, there is a driveway with gated access allowing off road parking for a minimum of three cars. Please call today for a viewing to fully appreciate all that this home has to offer!

**Entrance Hall**  
5'10" x 6'10"

**Lounge**  
12'11" x 14'11"

**Dining Room**  
18'5" x 10'5"

**Hallway**  
11'10" x 3'2"

**Lounge/Diner**  
28'1" x 11'4"

**Bathroom**  
8'5" x 6'4"

**Kitchen/Diner**  
12'1" x 21'5"

**Landing**  
8'11" x 15'3"

**Hallway**  
7'6" x 2'10"

**Bathroom**  
9'4" x 10'3"

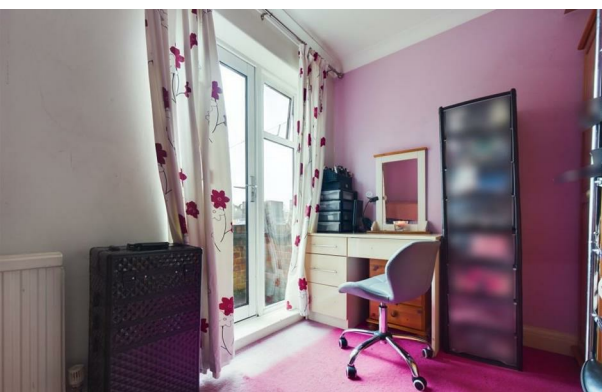
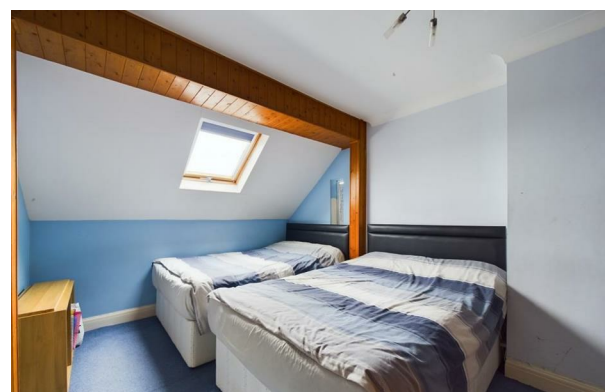
**Master Bedroom**  
16'0" x 10'5"

**En-Suite To Master Bedroom**  
4'8" x 7'1"

**Bedroom Two**  
12'11" x 13'0"

**Bedroom Three**  
13'10" x 12'1"

**Bedroom Four**  
14'4" x 9'10"



**Bedroom Five**  
7'4" x 9'4"

**Garage**  
8'8" x 19'5"

**EPC - Awaiting**

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Verified Material Information  
Council tax band: E  
Council tax annual charge: £2437.95 a year (£203.16 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Off Street, On Street, Driveway, Garage, Gated, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D (potential rating is C)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**