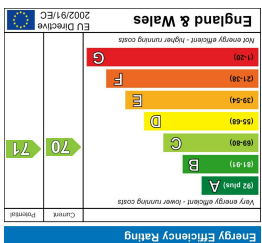
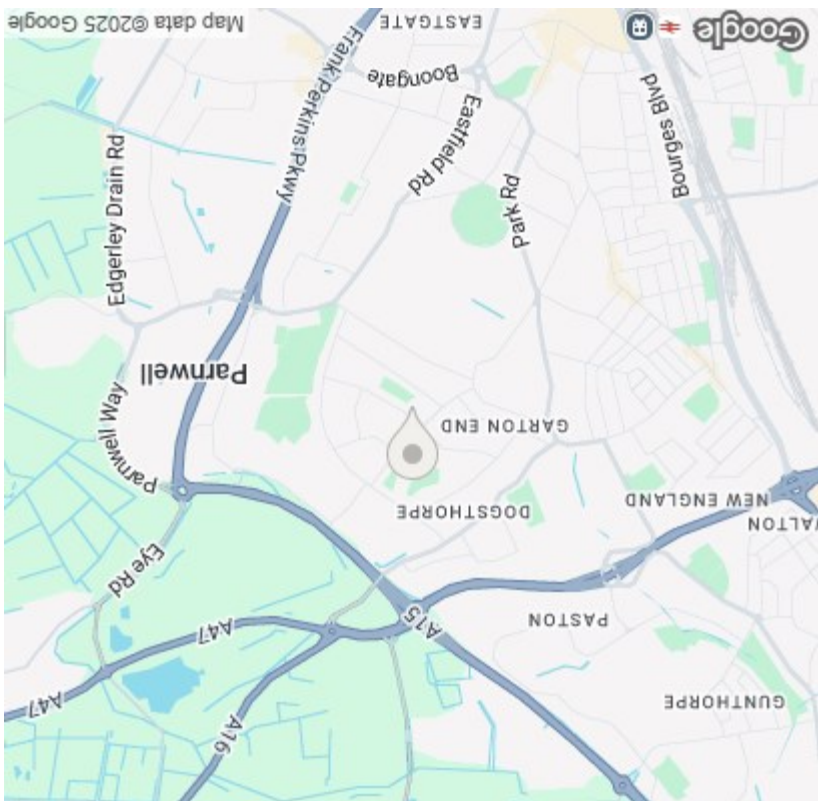


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.



Energy Efficiency Graph



Area Map



Floor Plan



Maple Grove

Dogsthorpe, Peterborough, PE1 4PD

*** Guide Price £240,000 - £250,000 ***

A three-bedroomed semi-detached family home situated in a desirable residential area of Dogsthorpe. Offered with no forward chain, this ideal first-time purchase benefits from two reception rooms, a spacious kitchen diner, a useful utility room, and a downstairs cloakroom. Additional highlights include an integral garage, off-road parking, and both front and rear gardens. Ideally located close to local amenities, transport links, and schools — a virtual tour is available for your convenience.

Located on a quiet cul-de-sac in the sought-after Maple Grove, this charming family home offers well-proportioned accommodation over two floors. Upon entering, you are welcomed into a bright entrance hall with access to a generously sized lounge, perfect for relaxing evenings. The dining room opens onto the rear garden and connects seamlessly to a modern kitchen diner — ideal for family mealtimes and entertaining. The ground floor also features a practical utility room, a convenient downstairs cloakroom, and access to the integral garage which provides excellent storage or potential for conversion. Upstairs, the first floor hosts three bedrooms, including a spacious master bedroom and a second large double room. The third bedroom makes an excellent nursery or home office. A family bathroom fitted with a three-piece suite completes the layout. Outside, the property boasts a driveway providing off-road parking, a lawned front garden, and a private rear garden — perfect for outdoor enjoyment. With no onward chain and generous living space throughout, this property is an excellent opportunity for first-time buyers or families looking to upsize in a popular residential setting. Probate has been granted.

Entrance Hall
1.90 x 3.48 (6'2" x 11'5")

Kitchen
3.03 x 3.29 (9'11" x 10'9")

Dining Room
3.04 x 3.33 (9'11" x 10'11")

Lounge
4.15 x 3.48 (13'7" x 11'5")

Landing
1.98 x 2.56 (6'5" x 8'4")

Master Bedroom
4.12 x 3.47 (13'6" x 11'4")

Bedroom Two
4.10 x 3.34 (13'5" x 10'11")

Bathroom
1.98 x 1.71 (6'5" x 5'7")

Bedroom Three
2.55 x 2.50 (8'4" x 8'2")

Garage/Utility Room
8.89 x 2.66 (29'11" x 8'8")

WC
1.51 x 1.59 (4'11" x 5'2")

EPC - C
70/71

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard



Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Integral Garage, Off Street Parking
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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.

