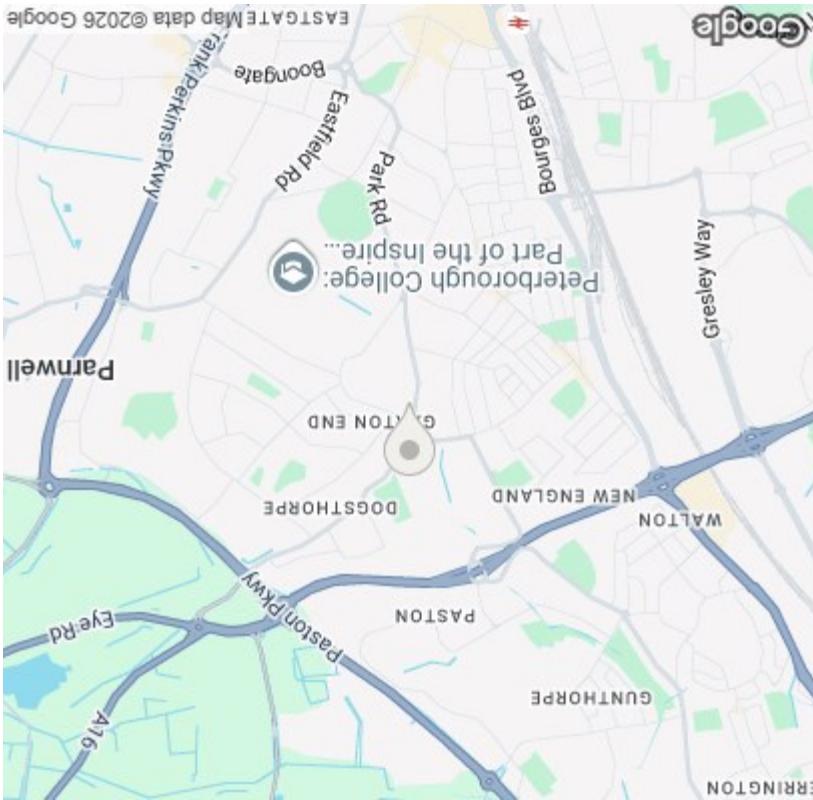


## Energy Efficiency Graph



## Area Map

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



## Floor Plan



# Dogsthorpe Road

Peterborough, PE1 3PL

This attractive bay-fronted detached house on Dogsthorpe Road, Peterborough, offers spacious and well-arranged accommodation set within a generous plot, complete with front garden, driveway, rebuilt single garage and ample off-road parking. With a large mature rear garden, three bedrooms, multiple reception spaces and the added benefit of a new gas combi boiler installed in 2025, the property presents an excellent opportunity for families or buyers seeking a comfortable home in a popular and established location.

Situated along the well-regarded Dogsthorpe Road in Peterborough, this spacious and characterful bay-fronted detached home occupies a generous plot and offers well-balanced accommodation arranged over two floors, making it ideal for families or those seeking versatile living space. The property is approached via a front garden and driveway providing ample off-road parking, complemented by a rebuilt single garage to the side, while to the rear lies a large, mature garden that offers excellent privacy and an attractive outdoor retreat. Internally, the ground floor thoughtfully laid out, featuring a welcoming entrance hall that sets the tone for the home, leading through to a bright and comfortable bay-fronted living room, a separate formal dining room ideal for entertaining, and a well-proportioned kitchen with convenient access to ancillary spaces including a ground floor W.C. and storage. The layout flows well, offering both defined rooms and practical connectivity for modern living. Upstairs, the first floor provides three bedrooms, including a generous bay-fronted principal bedroom and a second spacious double, alongside a third bedroom which would also suit use as a home office or nursery, all served by a family bathroom and separate W.C. accessed from the central landing. Further enhancing the appeal, the property benefits from a newly fitted gas combination boiler installed in 2025, contributing to efficiency and peace of mind. Combining period charm, practical living space and a desirable plot size in a convenient location, this is a well-rounded home offering comfort, character and long-term potential.

**Entrance Hall**  
4.14 x 1.95 (13'6" x 6'4")

**Living Room**  
3.64 x 4.16 (11'1" x 13'7")

**Dining Room**  
4.15 x 3.64 (13'7" x 11'1")

**Kitchen**  
2.64 x 2.42 (8'7" x 7'11")

**Hallway**  
2.07 x 0.96 (6'9" x 3'1")

**Storage Cupboard**  
1.17 x 1.58 (3'10" x 5'2")

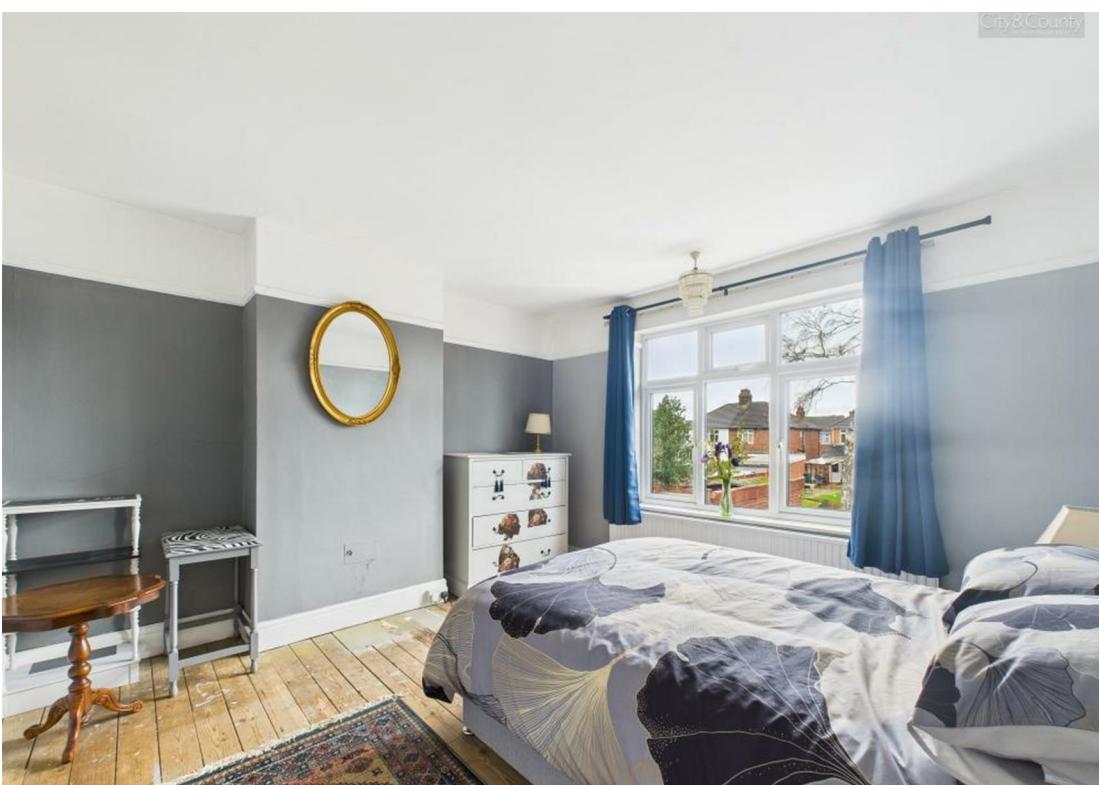
**WC**  
0.83 x 1.53 (2'8" x 5'0")

**Landing**  
2.92 x 1.11 (9'6" x 3'7")

**Master Bedroom**  
3.66 x 3.71 (12'0" x 12'2")

**Bedroom Two**  
3.63 x 3.72 (11'10" x 12'2")

**Bathroom**  
1.80 x 2.39 (5'10" x 7'10")



**WC**  
0.76 x 1.47 (2'5" x 4'9")

**Bedroom Three**  
2.47 x 2.40 (8'1" x 7'10")

**EPC - D**  
55/76

**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: Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

