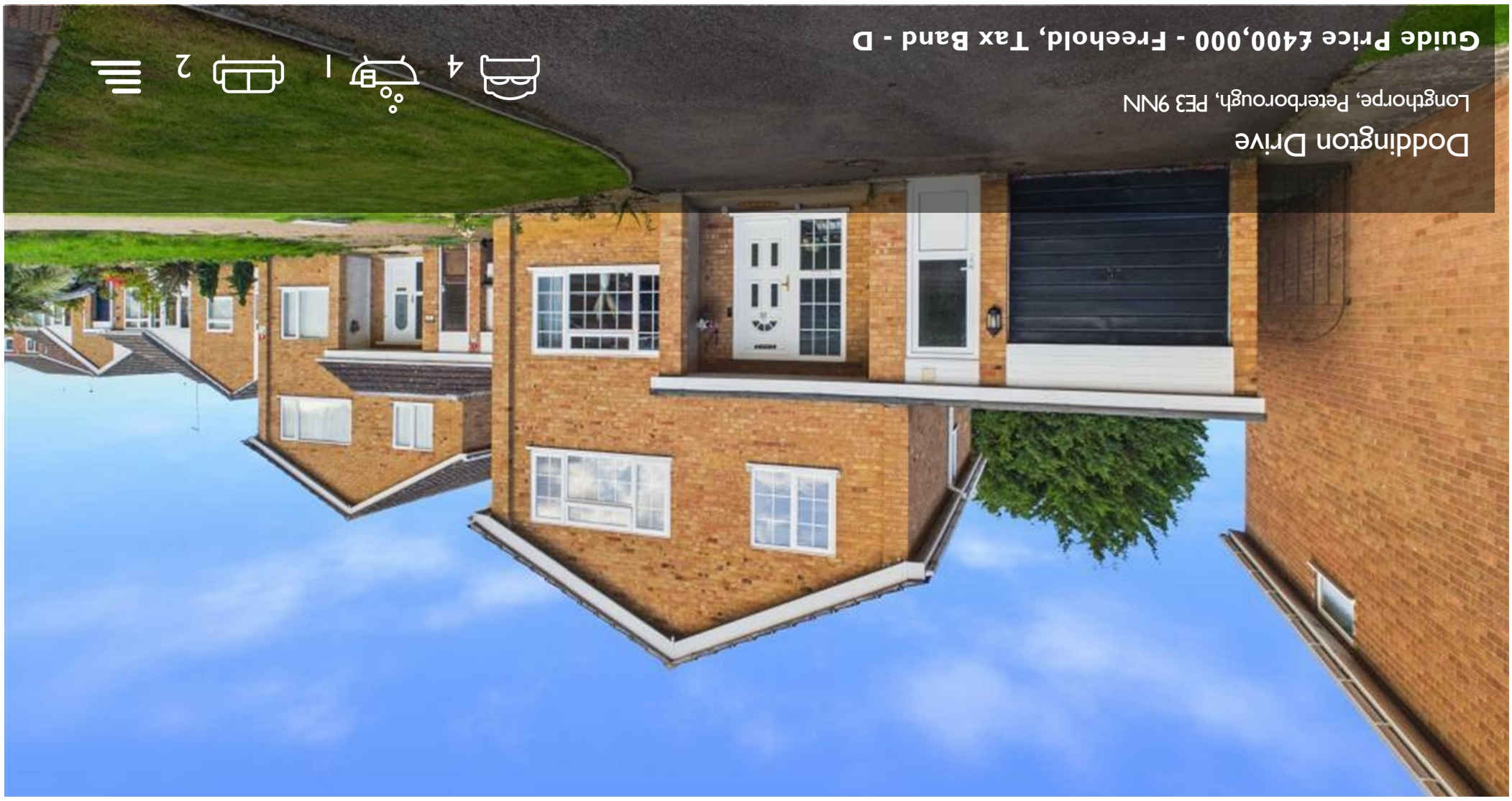


Doddington Drive

Longthorpe, Peterborough, PE3 9NN

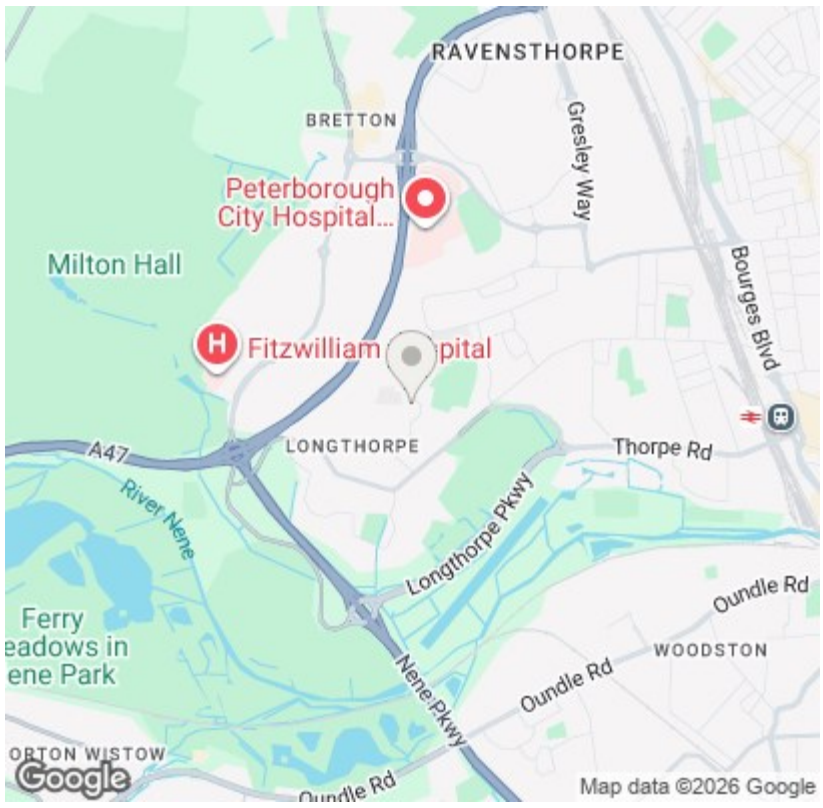
Guide Price £400,000 - Freehold, Tax Band - D

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Floor Plan



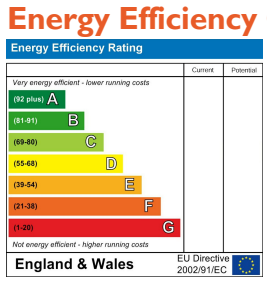
Area Map



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.

Energy Efficiency Graph



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 specific 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Doddington Drive

Longthorpe, Peterborough, PE3 9NN

*** Guide Price £400,000 - £425,000 ***

Situated within a quiet cul-de-sac in the highly regarded area of Longthorpe, this impressive four bedroom detached family home offers generous and versatile accommodation, making it an ideal choice for growing families seeking space, comfort and convenience. Boasting a spacious kitchen/breakfast room, separate lounge and dining room, four well proportioned bedrooms, an oversized garage, driveway providing off road parking and a private enclosed rear garden, this attractive home presents a fantastic opportunity to enjoy family living in a desirable residential location.

Upon entering the property, the entrance hall provides access to the principal ground floor accommodation, including a generously sized lounge, offering a welcoming space to relax and unwind, alongside a separate dining room/sunroom which provides an excellent setting for family meals, entertaining guests or enjoying views over the garden. The kitchen/breakfast room offers ample space for everyday dining and provides a practical and sociable hub of the home, complemented by a useful pantry, downstairs W/C and access to the oversized garage, which also benefits from a separate boiler room. To the first floor, the landing leads to four well proportioned bedrooms, including an impressive master bedroom, together with a family bathroom/shower room. Externally, the property benefits from a driveway providing off road parking, whilst the private enclosed rear garden offers an excellent space for outdoor entertaining, children to play or simply enjoying the warmer months. Offering an appealing combination of space, practicality and a peaceful setting, this wonderful family home is ideally positioned within Longthorpe and is sure to attract considerable interest. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall
1.29 x 4.98 (4'2" x 16'4")

Lounge
3.76 x 4.90 (12'4" x 16'0")

Dining Room/Sunroom
3.23 x 4.98 (10'7" x 16'4")

Kitchen Breakfast Room
4.09 x 4.06 (13'5" x 13'3")

Pantry
0.95 x 1.35 (3'1" x 4'5")

WC
0.83 x 2.69 (2'8" x 8'9")

Landing
3.66 x 2.01 (12'0" x 6'7")

Master Bedroom
3.81 x 3.26 (12'5" x 10'8")

Shower Room
2.35 x 2.03 (7'8" x 6'7")

Bedroom Two
3.75 x 2.65 (12'3" x 8'8")

Bedroom Three
2.29 x 2.66 (7'6" x 8'8")

Bedroom Four
2.11 x 3.24 (6'11" x 10'7")



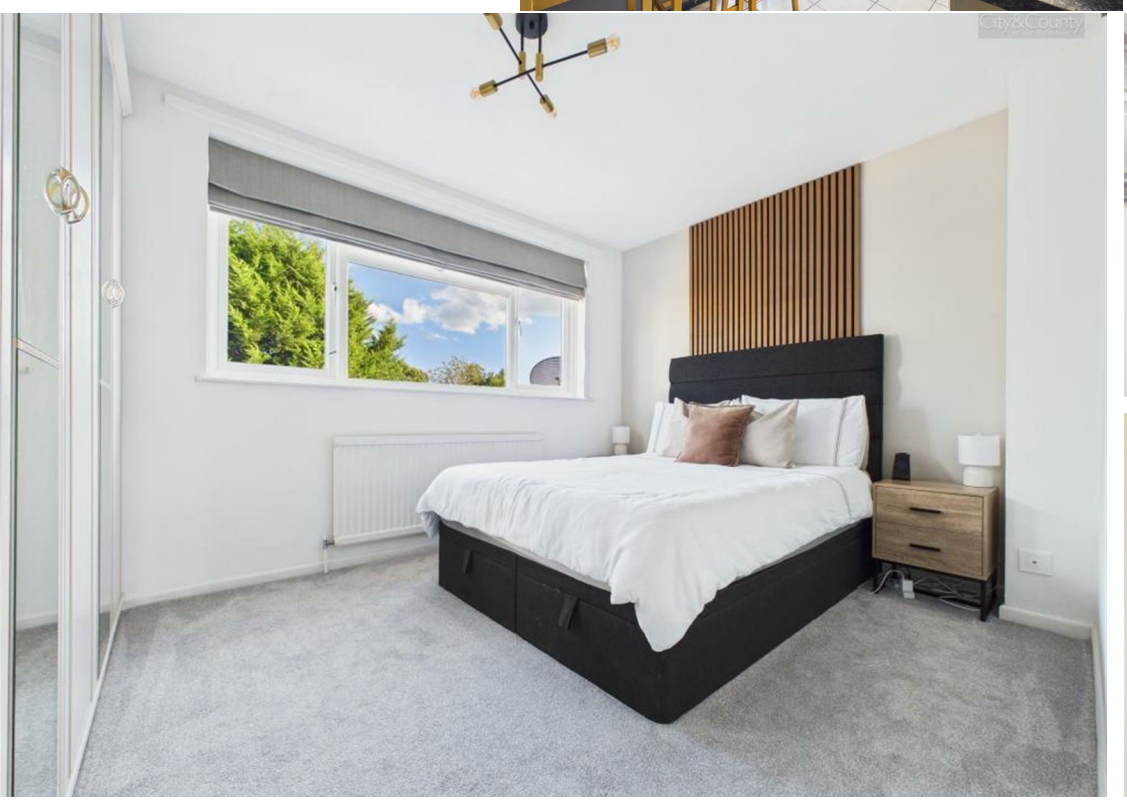
















Garage
3.69 x 9.45 (12'1" x 31'0")

Boiler Room
2.30 x 1.78 (7'6" x 5'10")

EPC - Awaiting

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 (answer yes if there are restrictions, eg does not allow pets): 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: Garage, Driveway Private, Street
Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL





