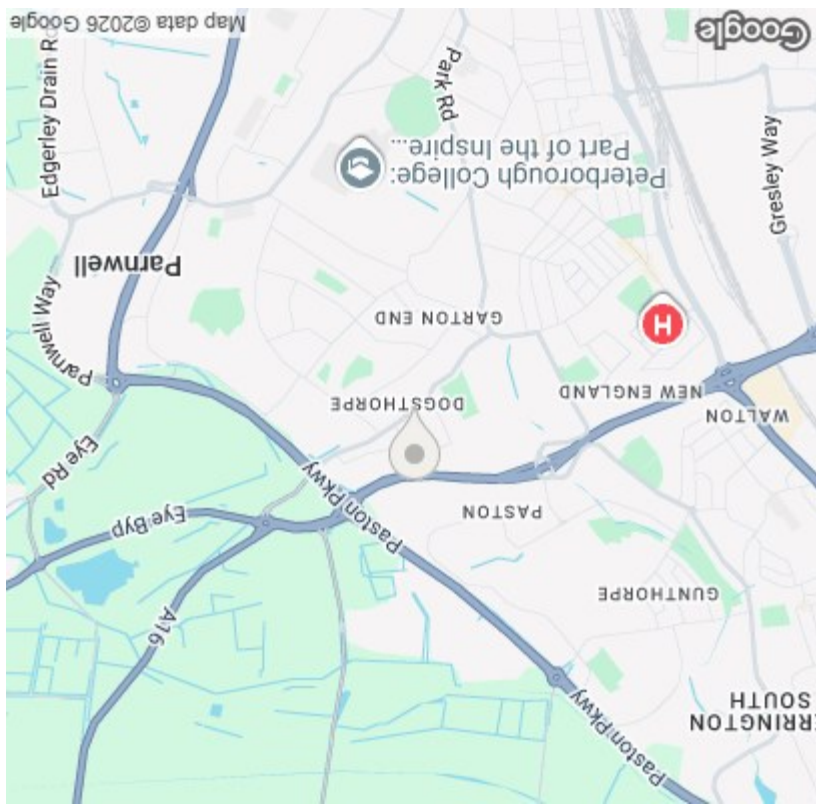
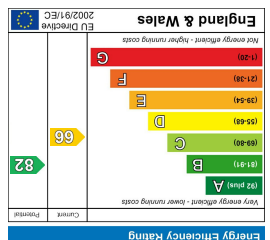


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing 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.

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.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Welland Road**  
Dogsthorpe, Peterborough, PE1 3SH

**Offers In Excess Of £250,000 - Freehold , Tax Band - B**

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# Welland Road

## Dogsthorpe, Peterborough, PE1 3SH

A beautifully refurbished three-bedroom semi-detached home situated in the sought-after area of Dogsthorpe, offering spacious and versatile accommodation throughout. Finished to a high standard following extensive refurbishment works, the property benefits from an open-plan lounge diner, modern kitchen, garden room, conservatory, ground floor WC, enclosed rear garden, off-road parking, single garage and gas central heating. An ideal purchase for families and first-time buyers alike, this impressive home is ready to move straight into.

Situated on the ever-popular Welland Road in Dogsthorpe, Peterborough, this beautifully refurbished semi-detached home has undergone an extensive programme of improvement throughout and now offers stylish, well-presented accommodation ideal for a wide range of buyers. Upon entering the property, you are welcomed by a bright entrance hallway which provides access to a convenient ground floor WC and leads through to the impressive open-plan lounge diner. This generous reception space forms the heart of the home, offering ample room for both relaxing and entertaining, with a seamless flow through to the kitchen. The refitted kitchen has been thoughtfully designed to maximise both practicality and style, providing access to a versatile garden room which could be utilised as a home office, playroom or additional sitting area. Beyond this is a delightful conservatory overlooking the rear garden, creating a wonderful space to enjoy throughout the seasons and offering direct access to the outside. To the first floor, the landing serves three well-proportioned bedrooms, including a spacious principal bedroom, a comfortable second bedroom and a third bedroom ideal for a child's room, nursery or study. Completing the accommodation is a modern family bathroom fitted to a high standard. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space perfect for families and entertaining alike. Further advantages include gas central heating, off-road parking and a single garage. Combining modern finishes with versatile living accommodation, this superbly refurbished home represents an excellent opportunity for purchasers seeking a property ready to move straight into.

**Entrance Hall**  
1.63 x 3.64 (5'4" x 11'11")

**WC**  
0.88 x 1.64 (2'10" x 5'4")

**Lounge Diner**  
3.36 x 6.76 (11'0" x 22'2")

**Conservatory**  
3.06 x 2.29 (10'0" x 7'6")

**Kitchen**  
2.75 x 3.03 (9'0" x 9'11")

**Garden Room**  
2.49 x 2.28 (8'2" x 7'5")

**Landing**  
2.78 x 2.16 (9'1" x 7'1")

**Master Bedroom**  
3.99 x 3.00 (13'1" x 9'10")

**Bathroom**  
2.11 x 1.64 (6'11" x 5'4")

**Bedroom Two**  
2.70 x 3.70 (8'10" x 12'1")



**Bedroom Three**  
2.32 x 1.99 (7'7" x 6'6")

**EPC - D**  
66/82

**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: Single Garage, Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: FttP  
 Internet Speed: up to 5500Mbps  
 Mobile Coverage: EE - Excellent, 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.

