



152 Welland Road, Dogsthorpe

Guide Price £225,000

 **NEWTON FALLOWELL**

## 152 Welland Road

Dogsthorpe, Peterborough

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

**Starting Bid £225,000.** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This EXTENDED DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS as well as TWO BATH/SHOWER ROOMS whilst boasting a SOUTH-FACING REAR GARDEN with a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES all while being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the useful downstairs shower room, spacious lounge which occupies the front home and boasts a bay-fronted window and gas fire, dining room with ample seating space and double doors leading into the extended kitchen area hosting rear garden access, breakfast bar, ample storage and work surface space as well as built-in double oven and hob. Upstairs the landing separates the three bedrooms which all benefit from the family bathroom which boasts a three-piece white suite and a shower over the bath.

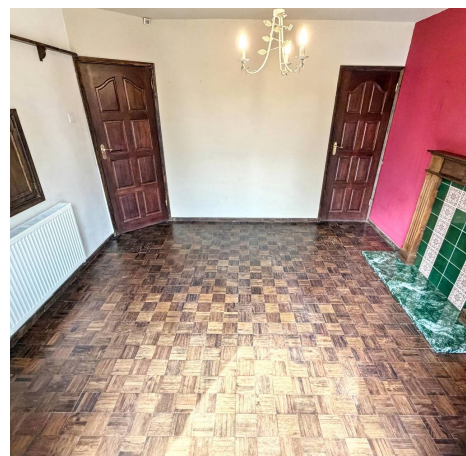
Outside there is driveway offering parking for multiple vehicles situated in front of the garage which hosts internal electrics, side gated access leads you into the south-facing rear garden which boasts patio space, shed storage, greenhouse, personnel garage door access and lawn space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





**Entrance Hall**

**Shower Room**

6' 1" x 4' 4" (1.85m x 1.32m)

**Lounge**

12' 3" x 12' 10" (3.73m x 3.90m)

**Dining Room**

10' 9" x 11' 8" (3.28m x 3.55m)

**Kitchen**

5' 10" x 16' 5" (1.78m x 5.01m)

**Landing**

**Bedroom One**

12' 7" x 13' 1" (3.83m x 4.00m)

**Bedroom Two**

7' 10" x 10' 0" (2.40m x 3.05m)

**Bedroom Three**

7' 10" x 7' 9" (2.39m x 2.35m)

**Family Bathroom**

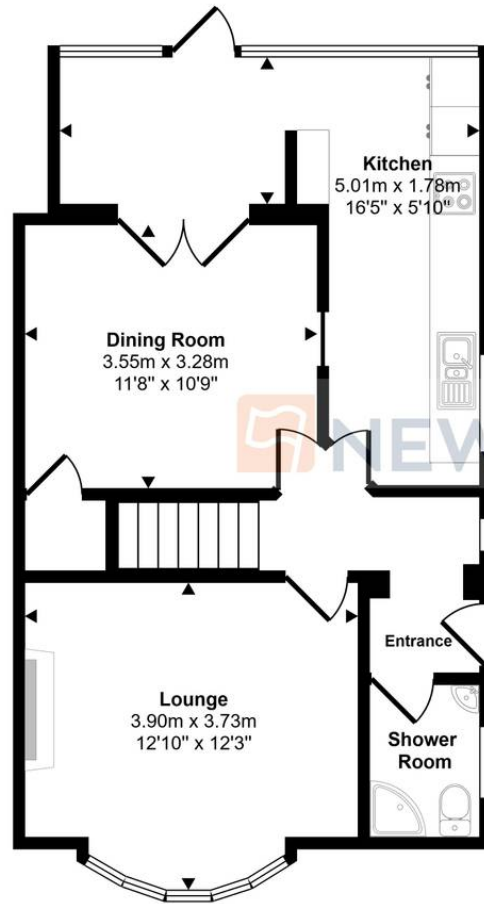
5' 9" x 5' 5" (1.75m x 1.66m)

**Garage**

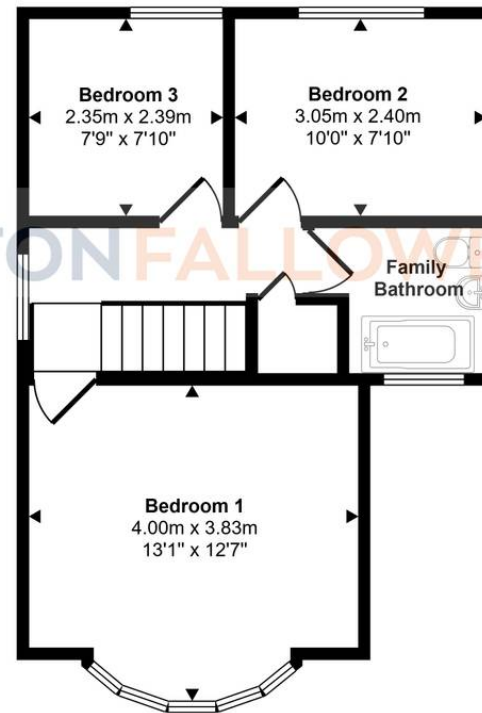
17' 4" x 8' 8" (5.29m x 2.63m)



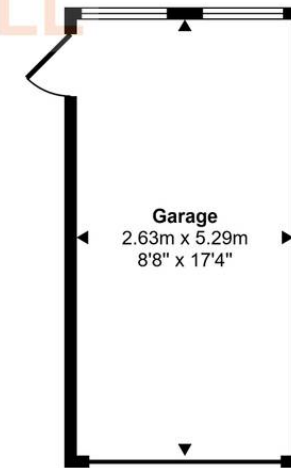
Approx Gross Internal Area  
104 sq m / 1123 sq ft



Ground Floor  
Approx 52 sq m / 560 sq ft



First Floor  
Approx 38 sq m / 413 sq ft



Garage  
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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