

Lombardy Drive

Dogsthorpe, Peterborough, PE1 3TF

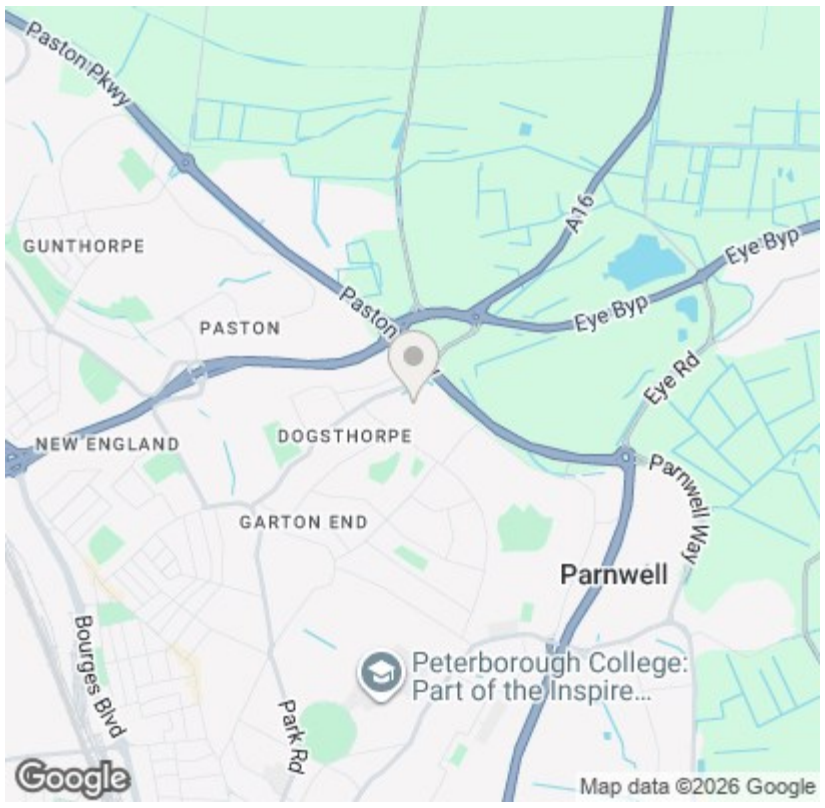
Guide Price £185,000 - Freehold, Tax Band - A

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Floor Plan



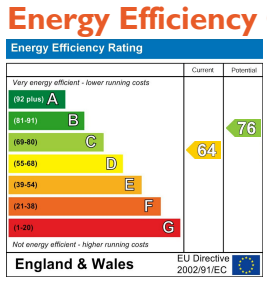
Area Map



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.

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GUIDE PRICE £185,000-£195,000

A well-presented semi-detached bungalow situated in the quiet cul-de-sac of Lombardy Drive, Dogsthorpe, offering spacious and flexible living accommodation throughout. Boasting a bright lounge diner, delightful garden room, and low maintenance rear garden, this lovely home also benefits from ample off-street parking, a detached garage, and is offered for sale with no forward chain. Early viewing is highly recommended to appreciate all this fantastic property has to offer.

Nestled in the quiet cul-de-sac of Lombardy Drive in Dogsthorpe, Peterborough, this well-presented semi-detached bungalow offers a fantastic opportunity for buyers seeking a home that combines comfort, practicality and low-maintenance living, and is offered for sale with no forward chain. Stepping through the entrance hall, you're welcomed into a bright and inviting space that flows seamlessly through to the heart of the home. The well-equipped kitchen sits conveniently just off the entrance hall, offering a practical space for everyday cooking and dining. A stylish shower room, complete with a modern three-piece suite, is also accessed from this central point, ensuring convenience for both residents and guests. The master bedroom is a generously proportioned double room, benefitting from fitted wardrobes that provide ample storage while keeping the space feeling open and uncluttered. Interestingly, the property was originally configured as a two-bedroom bungalow, but has since been thoughtfully reconfigured to create a larger, more sociable living space, and this could easily be converted back to a second bedroom if desired, offering welcome flexibility for buyers with differing needs. At the heart of the property lies the impressive lounge diner, a wonderfully spacious and versatile room that benefits from this reconfiguration and serves as the perfect setting for relaxing evenings or entertaining family and friends. From here, a hallway leads through to a delightful garden room, a fantastic addition to the property that floods the space with natural light and offers direct access out to the rear garden, making it an ideal spot to enjoy the outdoors in comfort whatever the weather. Outside, the property continues to impress, with a low maintenance rear garden that provides a peaceful retreat without the burden of extensive upkeep, perfect for those who want to enjoy outdoor space without spending every weekend tending to it. To the front of the property, a private driveway provides ample off-street parking, while a detached garage offers further parking or storage options, adding to the practicality this lovely bungalow has to offer. Altogether, this charming bungalow presents a wonderful opportunity for a wide range of buyers, whether downsizing, purchasing a first home, or simply looking for a well-proportioned property in a peaceful and sought-after location, with the added flexibility of reinstating a second bedroom should a buyer's circumstances call for it.

Entrance Hall
0.89 x 1.77 (2'11" x 5'9")

Hallway
1.32 x 0.81 (4'3" x 2'7")

Lounge Diner
3.78 x 5.26 (12'4" x 17'3")

Garden Room
2.84 x 3.38 (9'3" x 11'1")

Kitchen
2.80 x 2.09 (9'2" x 6'10")

Master Bedroom
3.58 x 2.42 (11'8" x 7'11")

Shower Room
1.87 x 1.77 (6'1" x 5'9")



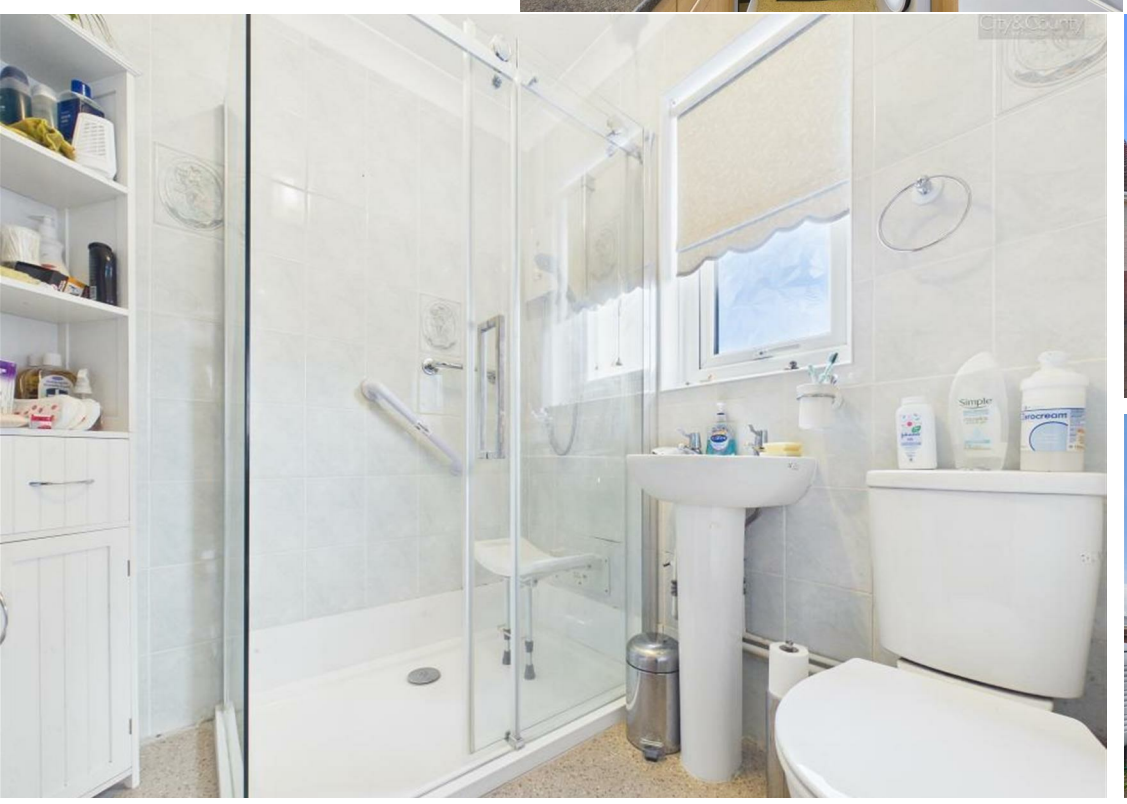
















Garage
6.03 x 3.00 (19'9" x 9'10")

EPC - Commissioned

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Other Accessibility Features
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: Electric Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
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.

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