

Francis Gardens

Dogsthorpe, Peterborough, PE1 3XX

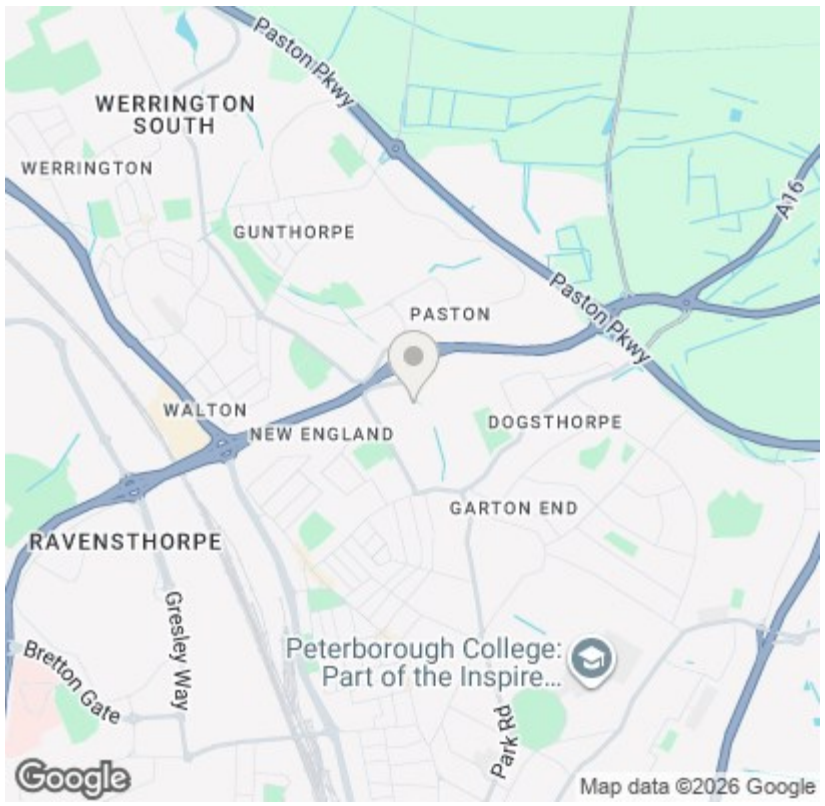
Offers In Excess Of £335,000 - Freehold, Tax Band - D

3 | 1 | 3 | D

Floor Plan



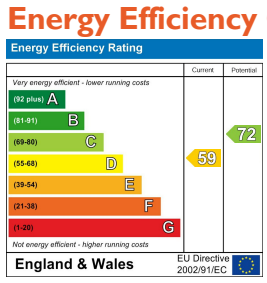
Area Map



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.

Francis Gardens

Dogsthorpe, Peterborough, PE1 3XX

Located on the ever-popular Francis Gardens in Peterborough, this spacious and extended detached family home offers generous and versatile accommodation throughout, making it an ideal choice for growing families. Benefiting from a substantial rear extension, with the potential to convert the existing three bedrooms into four bedrooms, the property offers excellent flexibility for modern family living.

The property further benefits from ample off-road parking, a substantial over sized integral garage, an enclosed rear garden, and a reinforced wrought-iron welded entrance gate to the rear door. Inside, the home features a modern fitted kitchen with gas hob, While additional benefits include a fully fitted alarm system with sensors for added security, subject to the purchaser taking over the existing contract for a fully monitored response system, including police call-out.

Offered for sale with no forward chain, this is a fantastic opportunity to secure a well-presented and versatile family home in a highly desirable residential location.

Situated on the highly sought-after Francis Gardens in Peterborough, this spacious and extended detached family home offers versatile accommodation throughout and is presented to the market with the added benefit of no forward chain. Approached via a large driveway to the front, the property provides ample off-road parking for several vehicles and also benefits from an integral garage. Upon entering, you are welcomed into a generous entrance hallway which creates an immediate sense of space and provides access to the principal ground floor accommodation. The living room is a bright and comfortable reception space, ideal for both everyday family life and entertaining, and flows seamlessly into the substantial rear garden room extension. This impressive addition significantly enhances the ground floor living space and enjoys pleasant views over the rear garden, creating a wonderful area for relaxing or hosting guests. The modern fitted kitchen is well-appointed with a range of contemporary units and work surfaces, providing a practical and stylish environment for cooking and meal preparation. Adjacent to the kitchen, the dining room offers a dedicated space for family dining and entertaining, while a useful ground floor WC and hallway complete the downstairs layout. To the first floor, a central landing provides access to three well-proportioned bedrooms, including a generous principal bedroom which used to be two separate bedrooms, a spacious second bedroom and a comfortable third bedroom, all served by a family bathroom. An additional first-floor WC adds further convenience for busy households. Externally, the property continues to impress with an enclosed rear garden that is mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy, while a patio area provides the perfect setting for outdoor dining and summer entertaining. Combining generous living space, future extension potential, a desirable location and the convenience of no forward chain, this is an excellent opportunity to acquire a superb detached home in one of Peterborough's most popular residential settings.

Entrance Hall
1.81 x 1.04 (5'11" x 3'4")

Living Room
4.23 x 3.32 (13'10" x 10'10")

Garden Room
2.50 x 5.13 (8'2" x 16'9")

Hallway
1.81 x 2.85 (5'11" x 9'4")

Dining Room
3.32 x 3.62 (10'10" x 11'10")

WC
0.88 x 1.78 (2'10" x 5'10")





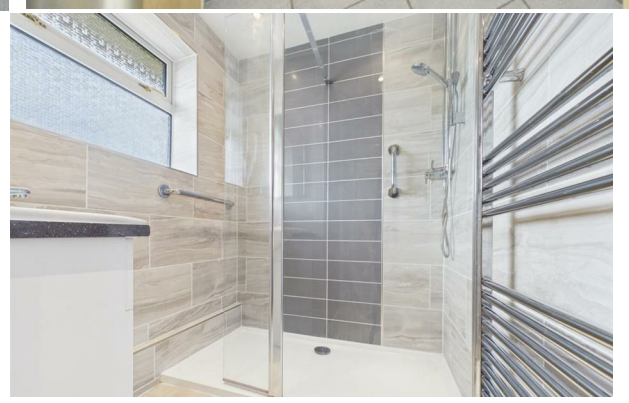




















Kitchen
2.28 x 3.60 (7'5" x 11'9")

Landing
3.44 x 1.99 (11'3" x 6'6")

Master Bedroom
4.27 x 3.34 (14'0" x 10'11")

WC
1.69 x 1.04 (5'6" x 3'4")

Bathroom
1.63 x 2.54 (5'4" x 8'3")

Bedroom Two
3.35 x 3.66 (10'11" x 12'0")

Bedroom Three
2.49 x 2.58 (8'2" x 8'5")

Garage
4.97 x 2.95 (16'3" x 9'8")

Storage Room
1.71 x 2.73 (5'7" x 8'11")

EPC - D
59/72

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wet Room
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: Cable
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