



**Connells**

Welland Road  
Dogsthorpe Peterborough



## Property Description

This substantial five bedroom detached home offers spacious and versatile accommodation, thoughtfully arranged over two floors and well suited to modern family living.

The ground floor is accessed via an entrance porch leading into a welcoming hallway. From here, you are drawn into a bright and comfortable living room positioned to the front of the property, featuring a bay window that allows for plenty of natural light. A separate dining room provides an ideal space for formal entertaining, while the kitchen/breakfast room forms the heart of the home, offering ample storage and workspace. This area flows seamlessly into a conservatory, creating an excellent additional reception space with views over the rear garden. A convenient ground floor cloakroom completes the ground floor layout.

To the first floor, the accommodation continues with five well-proportioned bedrooms, offering flexibility for growing families, guests, or those working from home. The principal bedroom benefits from its own bay window, while the remaining bedrooms are served by a family bathroom, creating a practical and well-balanced sleeping arrangement.



Externally, the property enjoys an enclosed rear garden, providing a secure and private outdoor space ideal for both relaxation and entertaining. Within the garden sits a detached outbuilding, currently suitable for use as a home office, studio, or hobby room. To the front, a block paved driveway offers off-road parking for several vehicles.

### Entrance Porch

Door to front, windows to front and sides.

### Entrance Hall

Stairs to first floor, tiled flooring, radiator and storage cupboard.

### Lounge

Bay window to the front, fitted shutters, laminate flooring, fireplace with surround and radiator.

### Dining Room

Two windows to the side, double doors to entrance hall.

### Kitchen/Breakfast Room

Window and door to the side, window and sliding doors to conservatory, high and low level storage with worktops over, tiled flooring, stainless steel sink/drainer with mixer tap, oven with gas hob and hood, space for appliances and tiled splashbacks.

## **Shower Room**

WC, window to side, wash hand basin and shower cubicle.

## **Conservatory**

Double doors to the rear and carpet.

## **First Floor**

Loft hatch.

## **Bedroom One**

Bay window to window with fitted shutters, carpet and radiator.

## **Bedroom Two**

Window to the side, carpet and radiator.

## **Bedroom Three**

Window to the rear with fitted shutters, radiator and carpet.

## **Bedroom Four**

Window to the rear, carpet and radiator.

## **Bedroom Five**

Window to the front, carpet and radiator.

## **Bathroom**

Window to the side, airing cupboard, bath with shower over and glass screen, WC, pedestal wash hand basin, tiled walls and chrome heated towel rail.

## **Outside**

### **Rear Garden**

Laid to lawn, patio area, shed and path to outbuilding.

### **Outbuilding/Office/Workshop**

Carpet, window to side,

### **Front**

Block paved driveway for several vehicles, gravel area and wrought iron gates.









Total floor area 141.0 m<sup>2</sup> (1,518 sq.ft.) approx

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**Connells**

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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