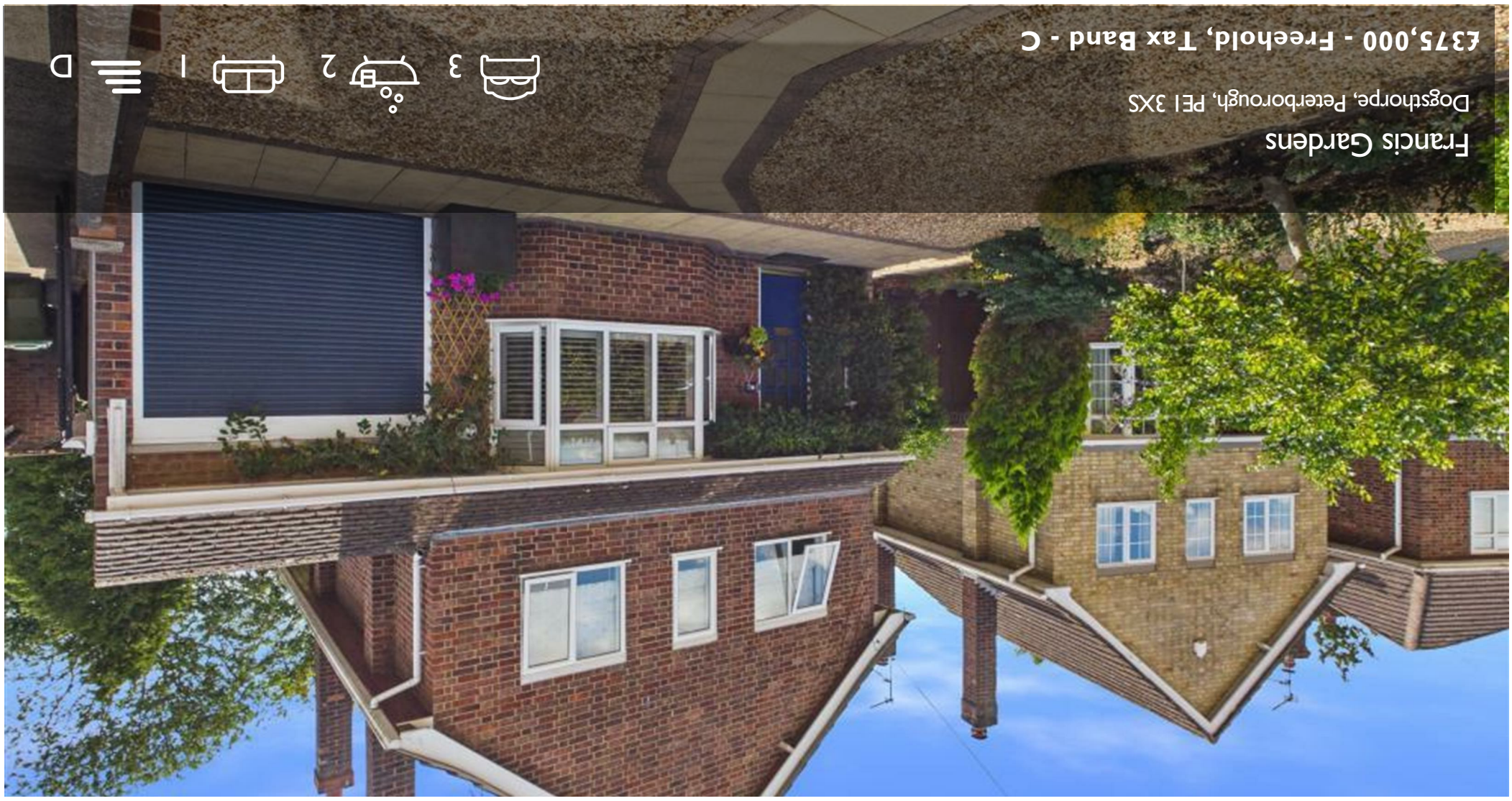


Francis Gardens

Dogsthorpe, Peterborough, PE1 3XS

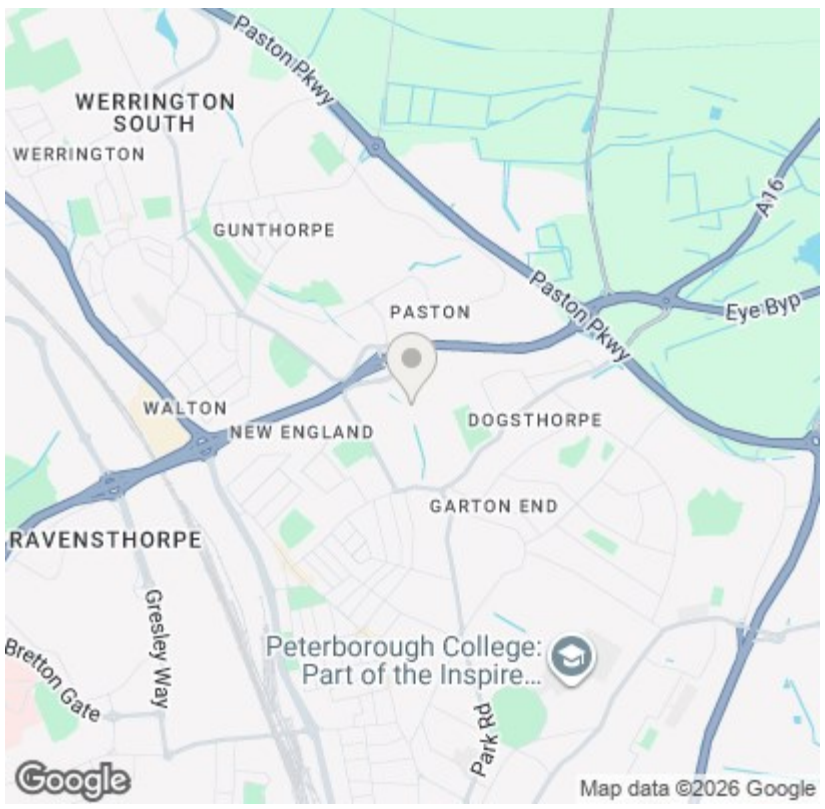
£375,000 - Freehold, Tax Band - C

3 2 1 D

Floor Plan



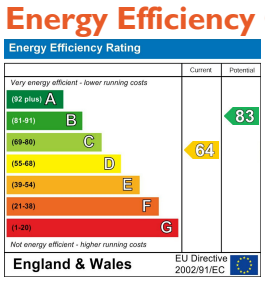
Area Map



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 3XS

A stunning, refurbished detached family home set within the highly sought-after Francis Gardens in Peterborough. Finished to an exceptional show home standard throughout, this impressive property offers stylish, versatile accommodation across two floors, complemented by a generous plot with mature rear garden, off-road parking, and a wealth of quality features rarely found at this level.

A truly impressive, beautifully refurbished detached family home, ideally situated in the ever-popular and sought-after Francis Gardens in Peterborough, offering the perfect blend of style, space, and versatility for modern family living. Having undergone a complete transformation throughout, this exceptional home is presented to an immaculate show home standard, boasting engineered wood flooring, new LED downlighters, and luxurious fitted window shutters that create a wonderfully bright and contemporary feel throughout. The heart of the home is undoubtedly the stunning kitchen diner, finished with elegant granite worktops and offering the perfect space for entertaining, while the generous living room provides a cosy yet sophisticated retreat, complete with a charming log burning stove, ideal for relaxing evenings with the family. A well-appointed utility room and stylish wet room add further practicality to the ground floor, alongside a spacious entrance hall that sets the tone for the quality found throughout, and an integral garage offering excellent storage or parking potential. Upstairs, the property continues to impress with three well-proportioned bedrooms, including a superb master bedroom, all served by a beautifully finished family bathroom. Externally, this fine home continues to deliver, sitting on a generous plot with a large, mature rear garden that provides a wonderful outdoor sanctuary, complete with useful outbuildings and a picturesque pond, creating a peaceful and private setting rarely found. To the front, a driveway offers ample off-road parking for several vehicles, adding valuable convenience to this already outstanding home. Early viewing is highly recommended to fully appreciate the exceptional quality, space, and setting this superb property has to offer.

Entrance Hall
3.82 x 1.99 (12'6" x 6'6")

Living Room
4.42 x 3.42 (14'6" x 11'2")

Kitchen Diner
5.35 x 2.68 (17'6" x 8'9")

Utility Room
3.49 x 2.04 (11'5" x 6'8")

Wet Room
`2.40 x 1.49 (`7'10" x 4'10")

Landing
2.28 x 1.38 (7'5" x 4'6")

Master Bedroom
3.88 x 3.14 (12'8" x 10'3")

Bathroom
1.96 x 2.30 (6'5" x 7'6")

Bedroom Two
3.83 x 3.14 (12'6" x 10'3")

Bedroom Three
2.73 x 2.32 (8'11" x 7'7")

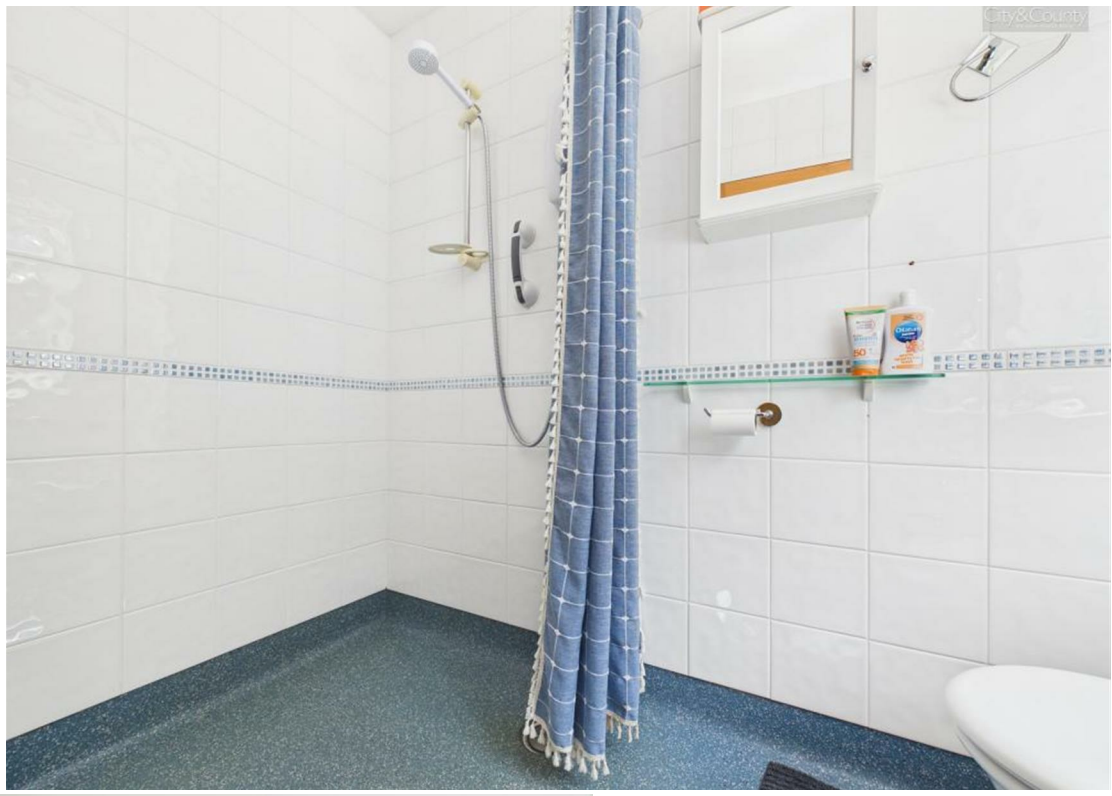
Garage
7.89 x 2.77 (25'10" x 9'1")



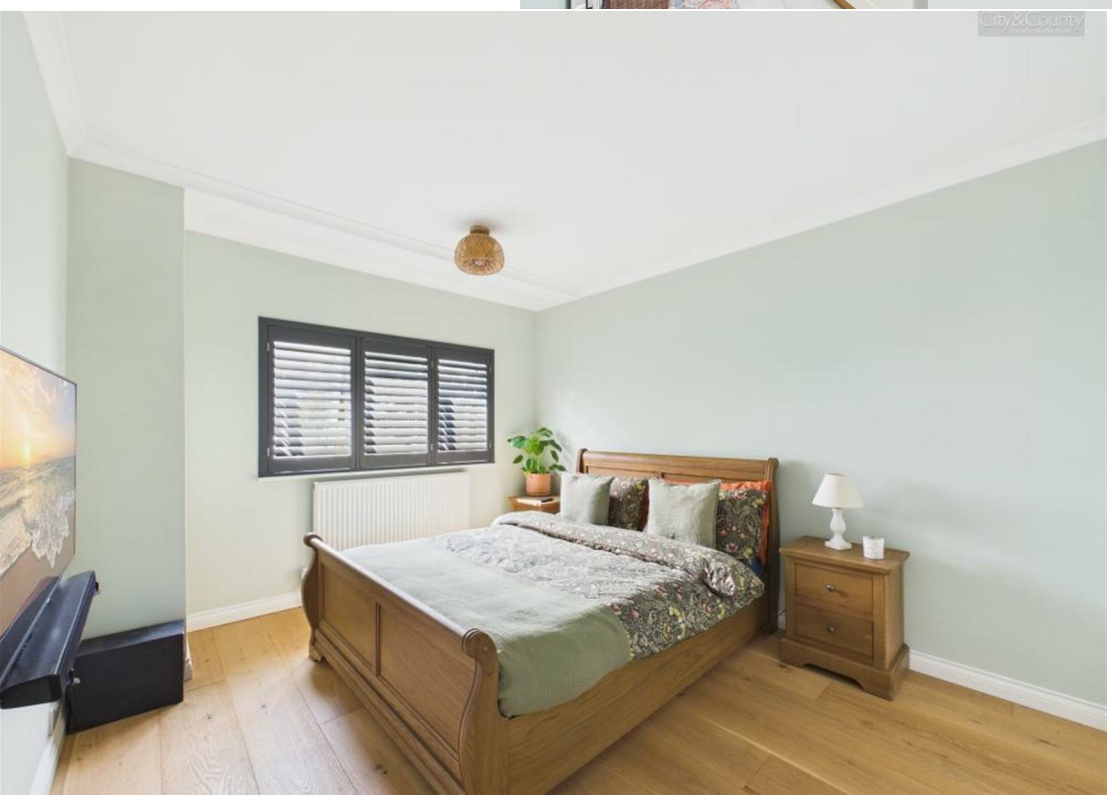










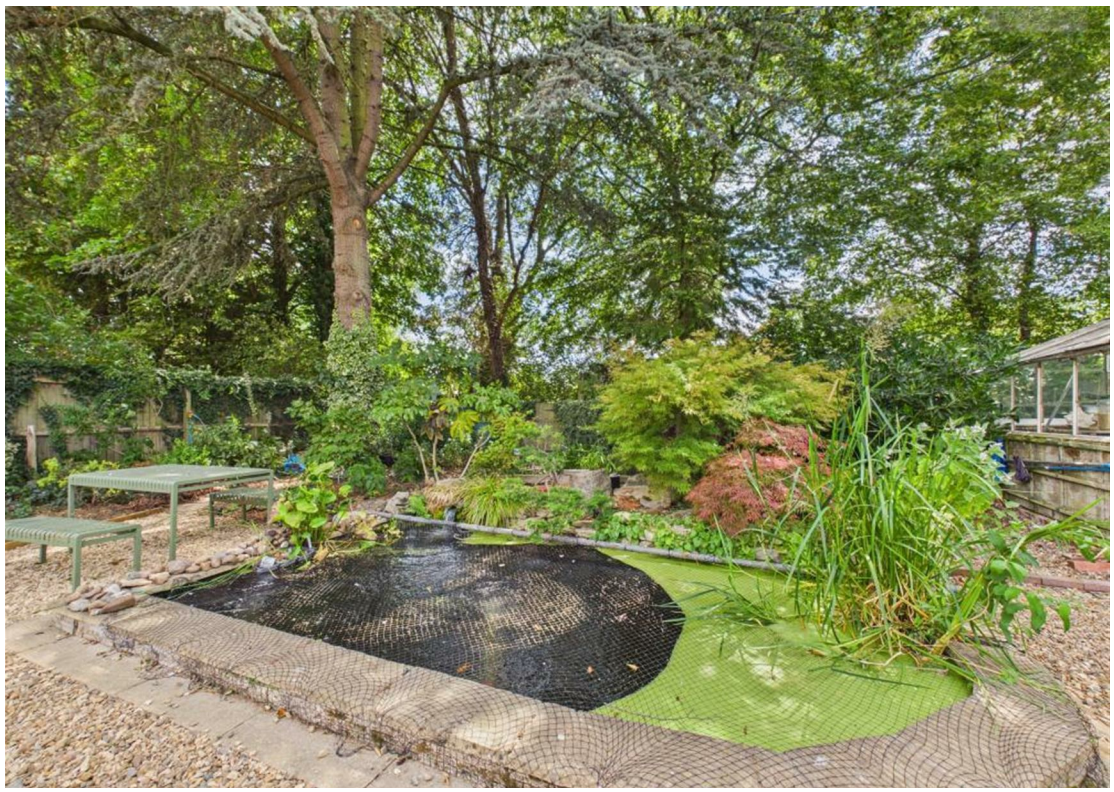












EPC - D
64/83

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: TBC
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: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL