





Welland Road, Dogsthorpe Peterborough PE1 3SH

william h brown

welcome to

Welland Road, Dogsthorpe Peterborough

This impressive detached home offers an abundance of living space across three floors, making it the perfect choice for growing families looking for room to spread out and enjoy. Stepping through the front door, you're welcomed by a spacious entrance hallway with high ceilings that immediately showcase the character and grandeur of this beautiful home. The ground floor features two generous reception rooms and a conservatory, offering fantastic flexibility for modern family life. Whether you're looking for a formal dining room, cosy lounge, playroom, home office or family room, there is space here to suit every need.Upstairs, the property continues to impress with five well-proportioned bedrooms arranged over the upper floor, providing plenty of room for larger families, guests, or those working from home. The spacious layout and attractive period features create a wonderful sense of light and space throughout. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.















Total floor area 136.8 m² (1,472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Detached five-bedroom house
- Large driveway
- Conservatory
- Three reception rooms
- Outbuilding
- Spacious Hallway
- Downstairs shower room
- Upstairs bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG124092

The Property Ombudsman

Property Ref:
PCG124092 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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