

Lilac Road, Dogsthorpe, Peterborough, Cambs, PE1 4PS.



Lounge



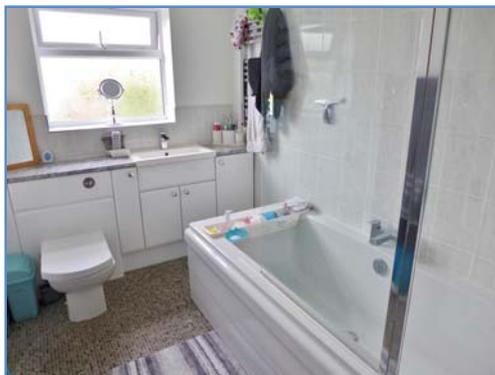
Kitchen



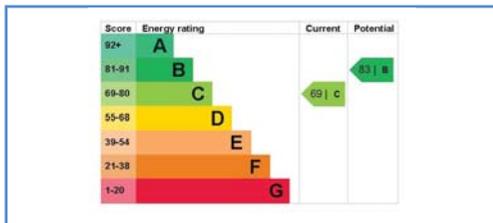
Dining Area



Bedroom One



Re-fitted Bathroom



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached, three bedroom family home in Dogsthorpe.

Lilac Road, Dogsthorpe, Peterborough, Cambs, PE1 4PS.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

**£234,995**



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Ref: 1722

www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

Entrance door, uPVC double glazed window to side, stairs leading to landing, doors to:

### Lounge/Diner 6.15m (20'2") x 3.51m (11'6")

UPVC double glazed bay window to front, feature fireplace, two radiators, telephone and TV point, sliding door to:

### Conservatory 3.43m (11'3") x 2.45m (8') max

Window surround, radiator, door to side.

### Kitchen 3.17m (10'4") x 2.99m (9'10") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for cooker, fridge, dishwasher, washing machine, tiled flooring, uPVC double glazed window to rear, door to:

### Lobby

Door to rear garden and opening to:

### Utility 2.55m (8'4") x 1.83m (6')

Space for freezer and tumble dryer, uPVC double glazed window to rear.

## First Floor

### Landing

Doors to:

### Bedroom 1 3.49m (11'6") x 3.46m (11'4")max

UPVC double glazed window to rear, built-in storage cupboard, radiator, coving to ceiling.

### Bedroom 2 2.58m (8'6") x 2.58m (8'5")

UPVC double glazed window to front, radiator, coving to ceiling.

### Bedroom 3 2.31m (7'7") x 1.82m (6')

UPVC double glazed window to front, built-in storage cupboard, access to loft, radiator.

### Re-fitted Bathroom

Re-fitted with a three piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC, two heated towel rails, extractor fan, ceiling lights, uPVC frosted double glazed window to rear.

### Outside

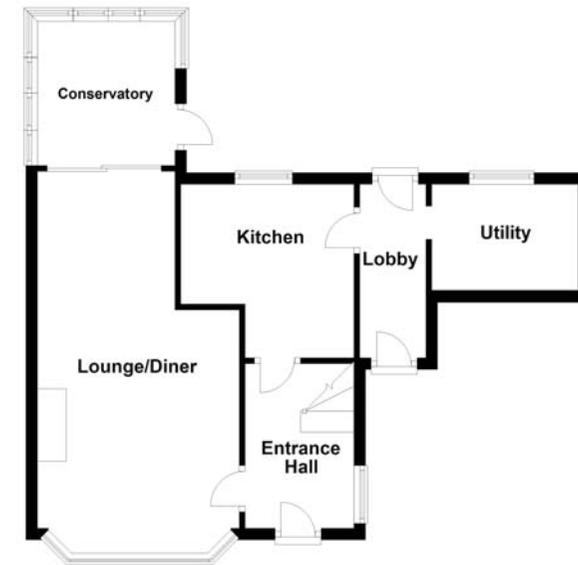
The front of the property is mainly laid to gravel allowing for off road parking, pathway leading to front entrance door. Enclosed rear garden with a lawned area, patio area, pathway leading to wooden decking area allowing for further outdoor seating, access to flower/ herb bed to the rear.

**Agents Note: The seller is a member of staff for an associated partner in the company.**

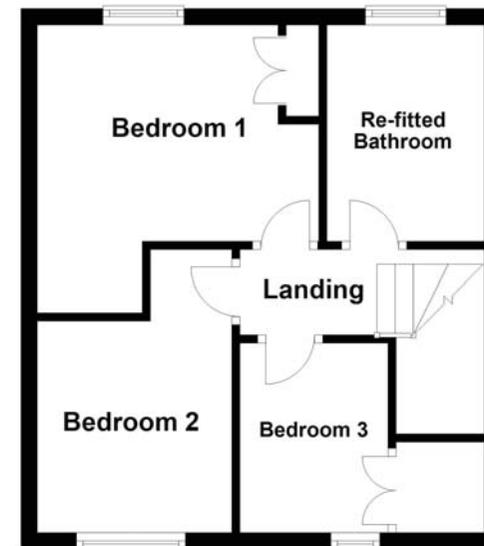
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**- Call today to arrange your free valuation -**

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

**- To arrange a viewing, please call us 01733 202525 -**