



Middlefield Road, Sawtry PE28 5SH

OIEO £300,000



- Spacious Family Home
- Four Bedrooms
- Living Room, Dining Room And Family Room
- En Suite Shower Room And Cloakroom
- Corner Plot Position
- Garage And Driveway
- Walking Distance To Village Amenities
- Sought After Location

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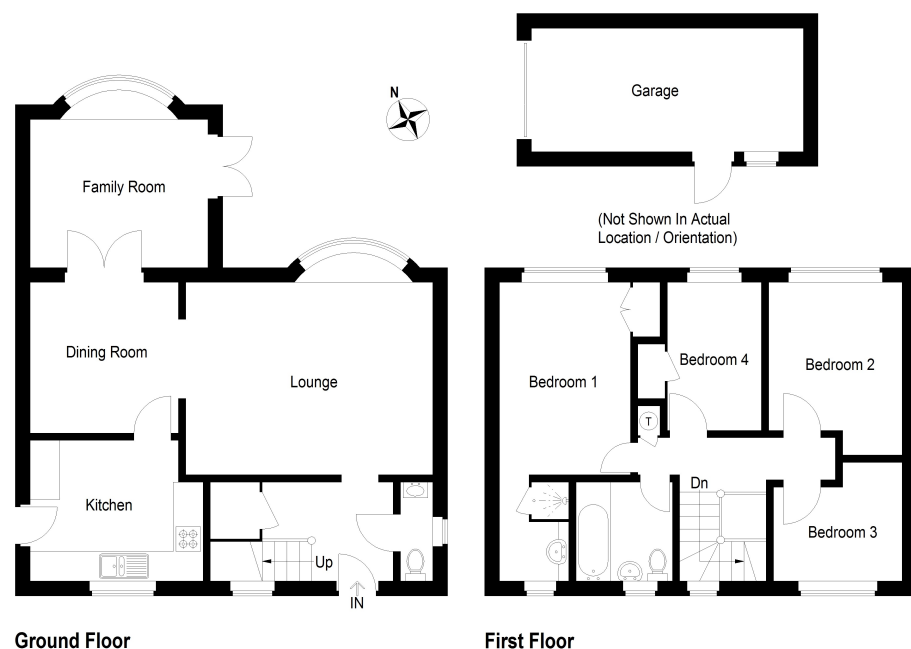
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Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
(Excluding Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1112294)
Housepix Ltd



Composite Double Glazed Door To

Entrance Hall

Window to front aspect, stairs to first floor, understairs storage cupboard, coats hanging area, radiator.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator.

Living Room

16' 6" x 12' 8" (5.03m x 3.86m)

Double Glazed window to rear aspect, coving to ceiling, radiator, opening to

Dining Room

9' 9" x 9' 8" (2.97m x 2.95m)

Coving to ceiling, radiator, door to **Kitchen**, double doors to

Family Room

11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to rear aspect, radiator, double glazed French doors to garden aspect.

Kitchen

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to front and UPVC double glazed door to side aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, drawer units, one and a half bowl single drainer sink unit with mixer tap, space for gas cooker, spaces and plumbing for washing machine and slimline dishwasher, space for tumble dryer, wall mounted central heating boiler, radiator.

First Floor Landing

Double glazed window, access to loft space, airing cupboard housing hot water cylinder.

Principal Bedroom

12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed window to rear aspect, radiator.

En Suite Shower Room

Double glazed window to front aspect, fitted in a two piece suite comprising vanity wash hand basin, shower cubicle, tiled surrounds, radiator.

Bedroom 2

11' 5" x 9' 0" (3.48m x 2.74m)

Double glazed window to rear aspect, radiator.

Bedroom 3

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to front aspect, radiator.

Bedroom 4

9' 9" x 6' 3" (2.97m x 1.91m)

Double glazed window to rear aspect, radiator, built in wardrobe.

Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, panel work, radiator, coving to ceiling.

Outside

The front garden is laid to lawn with mature planting and hedging. Side gated access leads to the side of the garden shed with outside lighting,. The rear garden has an area laid to lawn, patio seating area, mature planting, personal door to **Garage** and the garden is enclosed with a high degree of privacy. The driveway is situated to the rear of the property providing off road parking for one vehicle and leading to the **Single Garage** with up and over door.

Tenure

Freehold

Council Tax Band - D



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