

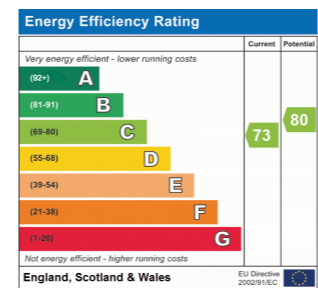


Grange Close, Sawtry PE28 5NA

£230,000



- Beautifully Presented Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen And Family Bathroom
- Home Office
- Driveway Parking For Two Vehicles
- Cul De Sac Position
- Highly Desirable Village Location
- Excellent Transport Links
- Idea First Time Purchase



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Approximate Gross Internal Area = 60.4 sq m / 650 sq ft  
Garage = 14.5 sq m / 156 sq ft  
Total = 74.9 sq m / 806 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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. (ID 846083)  
Housepix Ltd



## Composite Entrance Door To

### Entrance Hall

Stairs to first floor, radiator, laminate floor.

### Lounge/Dining Room

14' 9" x 12' 6" (4.50m x 3.81m)

Double glazed window to front aspect, coving to ceiling, radiator, laminate floor.

### Kitchen

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window and door to rear aspect, fitted in a range of Oak effect base, drawer and wall mounted units with complementing work surfaces and breakfast bar, integrated double electric oven and four zone electric hob with extractor fan over, one and a half bowl single drainer sink unit with mixer tap, complementing tiling, space and plumbing for washing machine, space for fridge freezer, understairs storage cupboard, coving to ceiling, radiator, tiled flooring.

### First Floor Landing

Access to loft space.

### Bedroom 1

12' 6" x 9' 10" (3.81m x 3.00m)

Double glazed window to front aspect, radiator.

### Bedroom 2

12' 3" x 7' 11" (3.73m x 2.41m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

## Family Bathroom

Double glazed window to side aspect, fitted in a white three piece suite comprising low level wc, wash hand basin, 'P' shaped panel bath with curved shower screen with handheld shower attachment and independent rain head shower over, complementing tiling, extractor fan, downlighters, heated towel rail, tiled floor.

## Outside

The front garden is laid to lawn decorative border, outside light, to the side of the property is driveway parking for two vehicles, the **Detached Single Garage** has been divided in to two areas. The front of the garage is currently used for storage with up and over door, power and lighting. Side gated access leads to the enclosed rear garden with UPVC and double glazed door to home office 7'5" x 7'4" with recessed downlighters, panel heater and laminate flooring. The rear garden is laid to lawn with a paved patio seating area.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

Council Tax Band -



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