

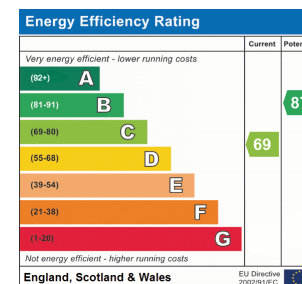


Deerpark Road, Sawtry PE28 5TT

Guide Price £219,995



- Ideal Investment Opportunity
- Three Bedrooms
- First Floor Bathroom
- Three Car Driveway
- Garaging And Gardens
- Re-furbishment Opportunity
- Popular Village Position
- Vacant And No Forward Chain



Peter Lane & PARTNERS
EST 1990

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Kimbolton
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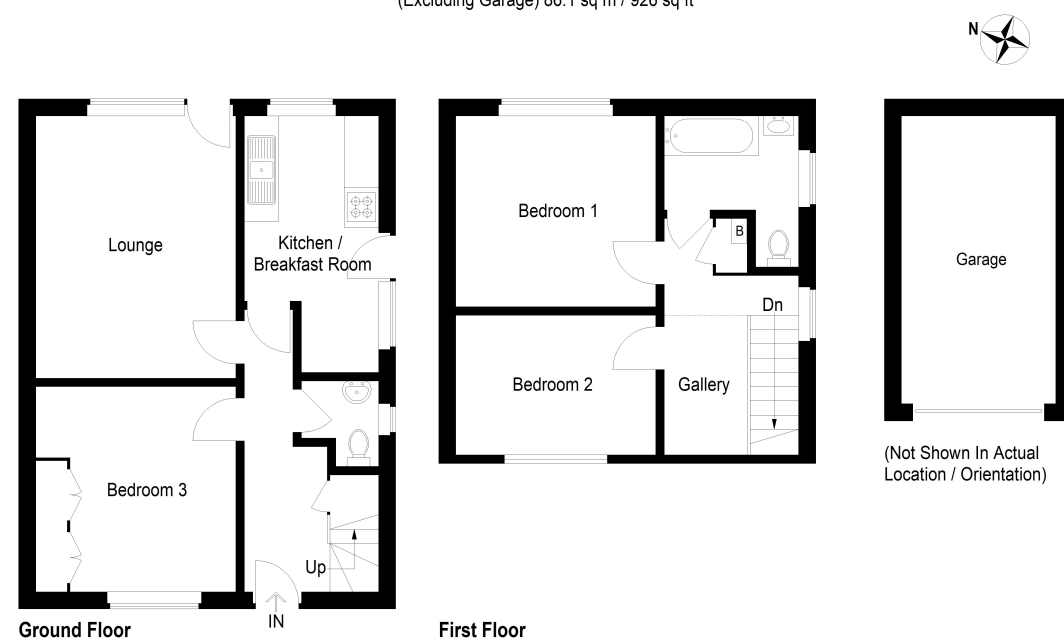
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Approximate Gross Internal Area
(Excluding Garage) 86.1 sq m / 926 sq ft



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. (ID1028416)
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Integral Storm Canopy Over

Double glazed front door to

Entrance Hall

16' 9" x 7' 9" (5.11m x 2.36m)

Stairs to first floor with galleried Landing above, double panel radiator, understairs storage cupboard.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin, double glazed window to side aspect.

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to front aspect, double panel radiator, extensive range of bedroom furniture incorporating two double wardrobes, dressing table, drawer units, thermoplastic flooring.

Sitting Room

14' 11" x 11' 7" (4.55m x 3.53m)

Single glazed window to rear aspect, independent gas heater, double panel radiator, TV point, telephone point.

Kitchen

14' 9" x 8' 2" (4.50m x 2.49m)

A double aspect room with single glazed windows to side and rear, glazed panel door to side aspect, fitted in a range of units with work surfaces and tiling, double drainer stainless steel sink unit, appliance spaces, glass fronted display cabinet, double panel radiator, thermoplastic flooring.

First Floor Galleried Landing

Access to loft space, double glazed window to side aspect, airing cupboard housing wall mounted Vaillant gas central heating boiler.

Bedroom 2

11' 6" x 10' 10" (3.51m x 3.30m)

Double glazed window to rear aspect, double panel radiator.

Bedroom 3

11' 9" x 8' 0" (3.58m x 2.44m)

Double glazed window to front aspect, double panel radiator.

Family Bathroom

7' 10" x 5' 1" (2.39m x 1.55m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, chrome heated towel rail, double glazed window to side aspect, tiled surrounds.

Outside

The front garden is pleasantly arranged with an area of prepared lawn with a central ornamental tree and prepared borders. The extensive driveway gives provision for up to four vehicles with outside lighting and a **Single Garage** measuring 15' 11" x 8' 3" (4.85m x 2.51m) with single up and over door, power and lighting. The rear garden measures approximately 45' 11" x 21' 4" (14.00m x 6.50m) and is primarily lawned with a selection of ornamental evergreen shrubs, prepared borders and enclosed by a mixture of panel fencing and mature screening offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - B



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