



Buckingham Way, Sawtry PE28 5NF

Guide Price £310,000



- Improved And Well Presented Family Home
- Three Bedrooms
- Re-Fitted Shaker Style Kitchen
- Generous 24'11" Sitting Room Incorporating Dining Area
- Re-Fitted Sanitary Ware
- Extended Accommodation
- Garaging And Private Driveway
- Enclosed Rear Garden
- No Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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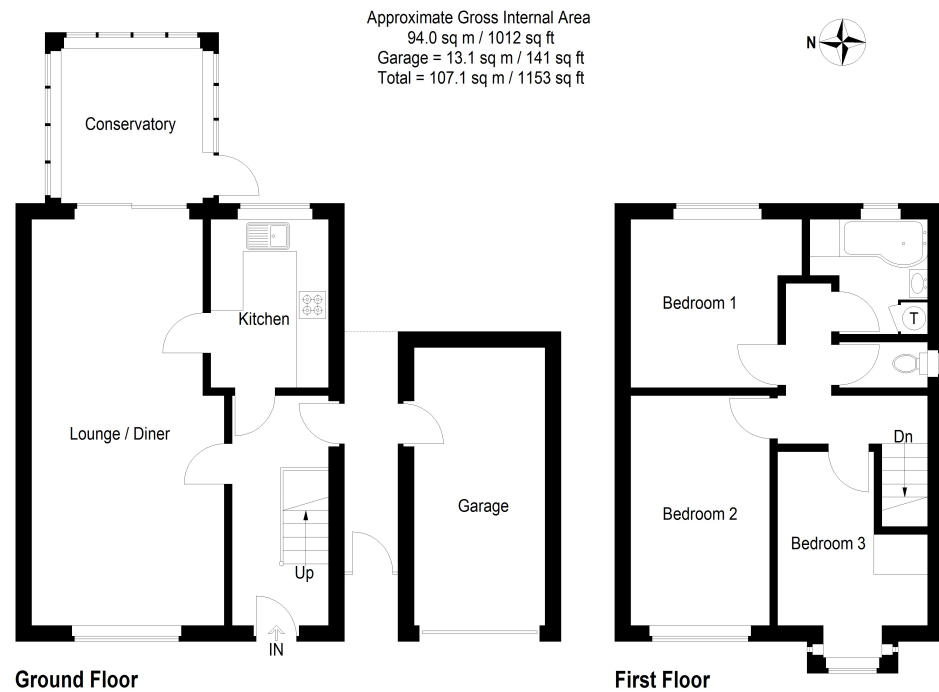
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1233656)
Housepix Ltd

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UPVC Door To

Entrance Hall

Composite flooring, stairs to first floor, double panel radiator.

Sitting Room

24' 11" x 11' 9" (7.59m x 3.58m)

A light double aspect room with UPVC window to front aspect and internal sliding double glazed patio doors to **Conservatory**, two double panel radiators, TV point, telephone point, coving to ceiling.

Kitchen

10' 3" x 8' 5" (3.12m x 2.57m)

Re-fitted in a range of grey Shaker style base and wall mounted cabinets with complementing Oak butchers block work surfaces, inset stainless steel sink unit with mixer tap, under unit lighting, integral stainless steel electric oven and ceramic hob with suspended extractor fitted above, concealed gas fired central heating boiler serving hot water system and radiators, fridge freezer, automatic dishwasher and automatic washing machine, composite floor covering, drawer units, pan drawers, UPVC window to garden aspect.

Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

Of brick based UPVC double glazed construction, ceramic tiled flooring, glazed door to garden terrace, double polycarbonate roofing.

First Floor Landing

Access to insulated loft space.

Bedroom 1

14' 6" x 8' 8" (4.42m x 2.64m)

UPVC window to front aspect, double panel radiator.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m)

UPVC box bay window to front aspect, radiator, boxed stairwell.

Bedroom 3

10' 9" x 9' 2" (3.28m x 2.79m)

UPVC window to rear aspect, double panel radiator.

Family Bathroom

Pressurised hot water system, airing cupboard with shelving, Fitted in a two piece white suite comprising 'P' shaped shower bath with mixer tap hand shower, pedestal wash hand basin, chrome heated towel rail, ceramic tiled flooring, extractor, UPVC window to rear aspect.

Cloakroom

Fitted with low level WC, re-tiled surrounds, UPVC window to side aspect.

Outside

The front garden is laid to lawn divided to the side with evergreen hedging ,the brick paviour driveway gives provision for one large vehicle and accesses the **Single Garage** measuring 17' 1" x 8' 0" (5.21m x 2.44m) with power, lighting, roller door and private door to the side. The rear garden is pleasantly arranged with shaped lawns, an extensive paved terrace edged in timber sleepers, outside tap. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

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 - C



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