

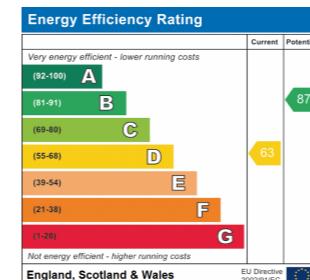


11 Abbey Close, Sawtry PE28 5UG

Guide Price £295,000



- Well Positioned Bungalow
- Two Bedrooms
- Huge Scope For Improvement Or Extension
- Re-Fitted Kitchen
- Wet Room Shower
- Mature Gardens
- Garaging
- Desirable village Location
- No Forward Chain



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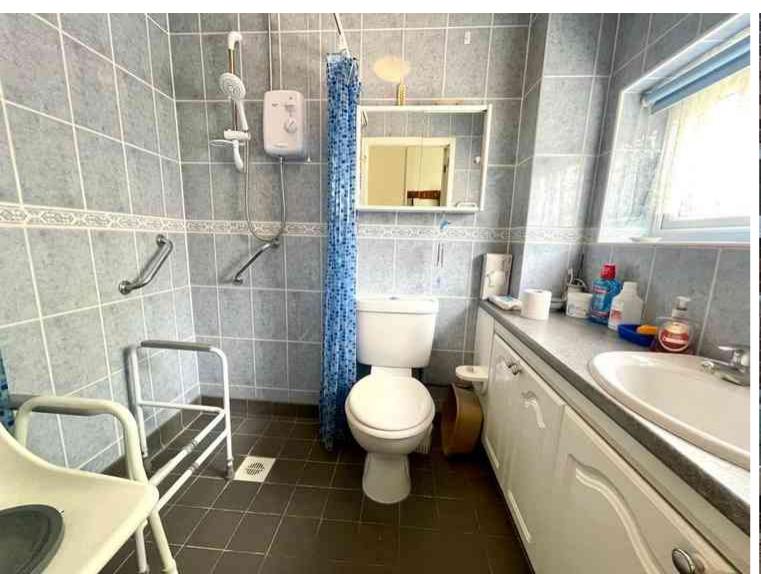
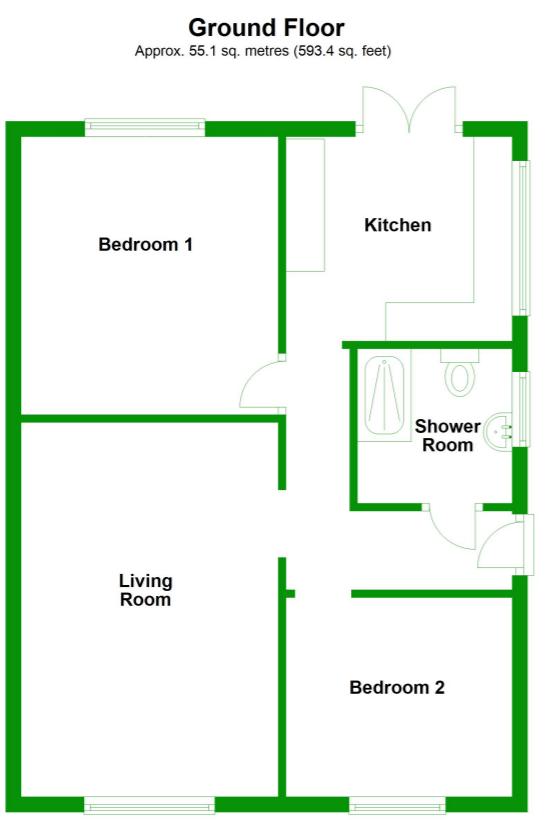
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## UPVC Double Glazed Front Door To

### Entrance Hall

10' 2" x 9' 6" (3.10m x 2.90m)

Access to insulated loft space with ladder, meter box, coats hanging area, double panel radiator.

### Bedroom

9' 6" x 8' 6" (2.90m x 2.59m)

UPVC window to front aspect, single panel radiator, wardrobe with hanging and shelving.

### Wet Room

7' 3" x 5' 3" (2.21m x 1.60m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with inset sink unit and cabinet storage, full ceramic tiling, heated towel rail, non slip ceramic floor tiling, independent shower unit with floor draining shower, UPVC window to front aspect.

### Sitting Room

14' 9" x 10' 10" (4.50m x 3.30m)

UPVC window to front aspect, double pane radiator, TV point, telephone point, central tiled fire place.

### Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m)

UPVC window to rear aspect, double panel radiator, wardrobe range.

## Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

A double aspect room with UPVC window to side and French doors accessing garden terrace to the rear, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, appliance spaces, single drainer one and a half bowl resin sink unit with mixer tap, integral electric oven and ceramic hob with bridging unit and extractor fitted above, fridge freezer, shelved larder units.

## Outside

Pleasantly positioned in the corner of the cul de sac./ The gardens are hard landscaped planned with low maintenance in mind with an extensive brick paviour drive way extending on to the terrace to the rear giving parking provision for four or more vehicles. The front garden is laid to granite chippings and slate beds. The rear garden measures approximately 55' 9" x 49' 3" (16.99m x 15.01m) and is hard landscaped with areas of paving, timber edged constructed beds stocked with ornamental shrubs and timber pergola offering a pleasant covered seating area, outside lighting and tap. There is an **Over Sized Garage** 20' 0" x 10' 2" (6.10m x 3.10m) with windows to side aspect and door to side, fuse box and master switch, double timber doors to the front.

## Tenure

Freehold

Council Tax Band - B