



1 The Wheatsheaves, Sawtry PE28 5NG

Guide Price £335,000



- Extended Family Home
- Four Bedrooms
- Three Reception Rooms
- Re-Fitted Family Bathroom
- UPVC Windows
- Garaging And Gardens
- Open Aspect To The Rear
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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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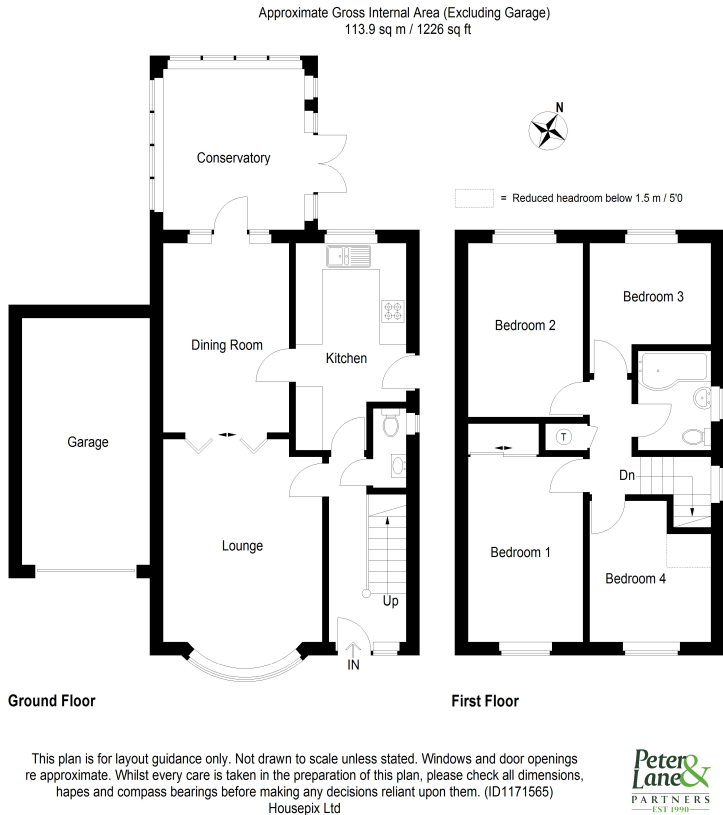
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UPVC Front Door With Glazed Side Panel To

Entrance Hall

14' 3" x 5' 10" (4.34m x 1.78m)

Single panel radiator, stairs to first floor, understairs recess, laminate flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin, UPVC window to side aspect, cupboard storage, vinyl floor covering.

Kitchen/Breakfast Room

15' 3" x 8' 4" (4.65m x 2.54m)

A double aspect room with UPVC door to side aspect and UPVC window to garden aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, electric and gas cooker points, glass fronted display cabinets, drawer units, pan drawers, double panel radiator, single drainer one and a half bowl stainless steel sink unit with mixer tap, vinyl floor covering.

Dining Room

14' 0" x 9' 4" (4.27m x 2.84m)

Double panel radiator, coving to ceiling, double internal doors access **Sitting Room**, glazed door to

Conservatory

12' 5" x 9' 4" (3.78m x 2.84m)

Of brick based UPVC double glazed construction, double poly carbonate roofing, French doors to decked terrace, vinyl floor covering.

Sitting Room

15' 0" x 11' 10" (4.57m x 3.61m)

UPVC bow window to front aspect, TV point, telephone point, wall mounted gas fire, coving to ceiling.

First Floor Landing

UPVC window to side aspect, airing cupboard housing hot water cylinder and shelving, access to insulated loft space.

Family Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, 'P' shaped panel shower bath with folding screen, mixer tap and independent shower unit fitted over, chrome heated towel rail, full ceramic tiling with contour border tiles, UPVC window to side aspect, non-slip vinyl floor covering.

Bedroom 1

13' 10" x 8' 9" (4.22m x 2.67m)

UPVC window to front aspect, radiator, wardrobe range with hanging and storage.

Bedroom 2

12' 3" x 7' 5" (3.73m x 2.26m)

UPVC window to front aspect, radiator, wardrobe recess, shelving unit, Boxed stairwell.

Bedroom 3

13' 0" x 8' 7" (3.96m x 2.62m)

UPVC window to rear aspect, radiator.

Bedroom 4

10' 10" x 7' 4" (3.30m x 2.24m)

Wardrobe recess with hanging and storage, UPVC window to rear aspect, single panel radiator.

Outside

The property occupies a pleasant corner plot , the gardens to the front are primarily lawned and part enclosed by evergreen hedging. Parking provision is for one vehicle accessing the **Single Garage** with single up and over door, power and lighting. The rear garden is neatly arranged with an extensive timber decked terrace, seating area and an area of paving, primarily lawned enclosed by panel fencing and trellis work backing on to a pleasant area of green space.

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 - D

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