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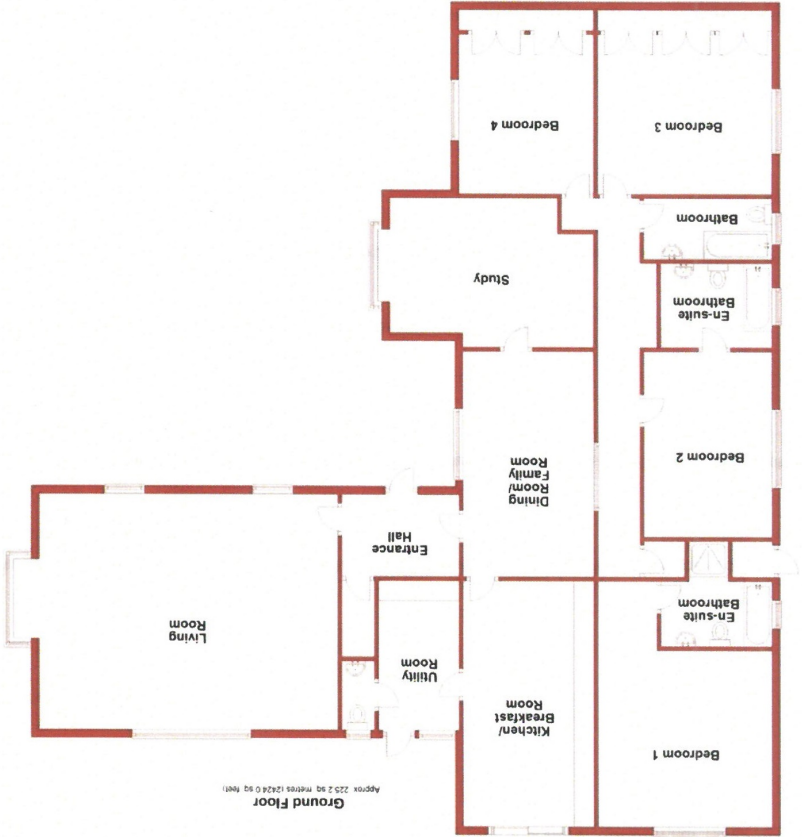
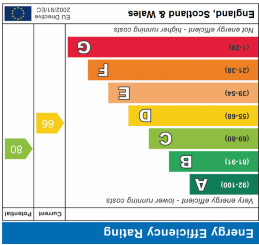
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Peter Lane & Partners

EST. 1996

Town & Country



Master Floorplan Image



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Green Acres, Old Great North Road, Sawtry PE28 5XPGuide Price £700,000

- Individually Designed Detached Bungalow
- Semi Rural Location With Field Views
- Set In Three Acres (stms)
- Substantial Single Level Accommodation
- Triple Garage And Mature Gardens
- Business Or Equestrian Potential



Glazed Panel Door Accessing

Reception Hall

Radiator, cloaks cupboard.

Living Room

24' 4" x 19' 5" (7.42m x 5.92m)

A light triple aspect room with double glazed windows to front, side and rear aspects, TV point, telephone point, central brick work fireplace with Oak bressumer, brick hearth and exposed brick chimney feature, two radiators, coving to ceiling.

Dining Room/Family Room

18' 3" x 10' 8" (5.56m x 3.25m)

Double glazed windows to front aspect, radiator, glazed internal door to **Inner Hall**, coving to ceiling.

Kitchen/Breakfast Room

20' 0" x 10' 8" (6.10m x 3.25m)

A double aspect room with windows to side and patio doors to garden terrace to the rear, fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, drawer units, single drainer stainless steel sink unit, electric cooker point, additional gas cooker point served by Calor gas connection, integrated fridge freezer and automatic dishwasher, ceramic tiled flooring.

Utility Room

12' 3" x 6' 7" (3.73m x 2.01m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces, single drainer stainless steel sink unit, appliance spaces, radiator, double glazed window and door to garden aspect, ceramic tiled flooring.

Cloakroom

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin with ceramic tiling, double glazed window to rear aspect, ceramic tiled flooring.

Bedroom 3

14' 4" x 13' 0" (4.37m x 3.96m)

Double glazed window to side aspect, extensive wardrobe range, radiator, coving to ceiling.

Bedroom 4

13' 0" x 10' 7" (3.96m x 3.23m)

Double glazed window to side aspect, wardrobe range, radiator, coving to ceiling.

Family Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, extensive tiling, panel bath with shower attachment, radiator, double glazed window to side aspect, ceramic tiled flooring.

Inner Hall

Airing cupboard housing hot water cylinder, shelving, coving to ceiling.

Principal Bedroom

19' 9" x 14' 2" (6.02m x 4.32m)

An I shaped room with double glazed window to garden aspect, an extensive range of bedroom furniture incorporating wardrobe range, over bed units, bedside cabinets, drawer units, radiator, telephone point, coving to ceiling.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wall mounted vanity wash hand basin with tiling, screened shower enclosure with independent shower fitted over, heated towel rail, double glazed window to side aspect, ceramic tiled flooring.

Bedroom 2

14' 8" x 10' 5" (4.47m x 3.17m)

Double glazed window to side aspect, wardrobe range, dressing table, single panel radiator, coving to ceiling.

En Suite Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, extensive tiling, panel bath, radiator, double glazed window to side aspect, ceramic tiled flooring.

Study

17' 8" x 12' 4" (5.38m x 3.76m)

Double glazed bay window to side aspect, radiator, coving to ceiling.

Outside

The property is accessed by a pair of double gates leading to the extensive driveway giving provision for numerous vehicles. There is a **Detached Garage Block** with two sets of doors incorporating a **Triple Garage** measuring 27' 0" x 18' 0" (8.23m x 5.49m) with power, lighting and connected stairs leading to a **Studio Room** measuring 19' 7" x 9' 8" (5.97m x 2.95m) with power, lighting, telephone point and two Velux windows. The overall grounds extend to approximately three acres and are primarily laid to grassland suiting someone with an equestrian interest with immediate gardens surrounding the bungalow. There is a range of outbuildings incorporating a large **Barn** of brick and timber construction which was originally sub-divided into three sections measuring 22' 0" x 18' 0" (6.71m x 5.49m), 18' 0" x 14' 4" (5.49m x 4.37m) and 18' 0" x 18' 0" (5.49m x 5.49m) with power and lighting. The garden has a selection of fruit trees and ornamental trees enclosed by mature hedging.

Tenure

Freehold

Council Tax Band - D

