



Coppins Close, Sawtry PE28 5UB

Guide Price £315,000

- Established Detached Family Home
- Kitchen/Dining Room And Conservatory
- Extended Ground Floor Accommodation
- Landscaped Gardens
- Stunning Open Countryside Views
- Private Driveway For Four Vehicles
- Quiet End Of Cul De Sac Position
- Popular Village Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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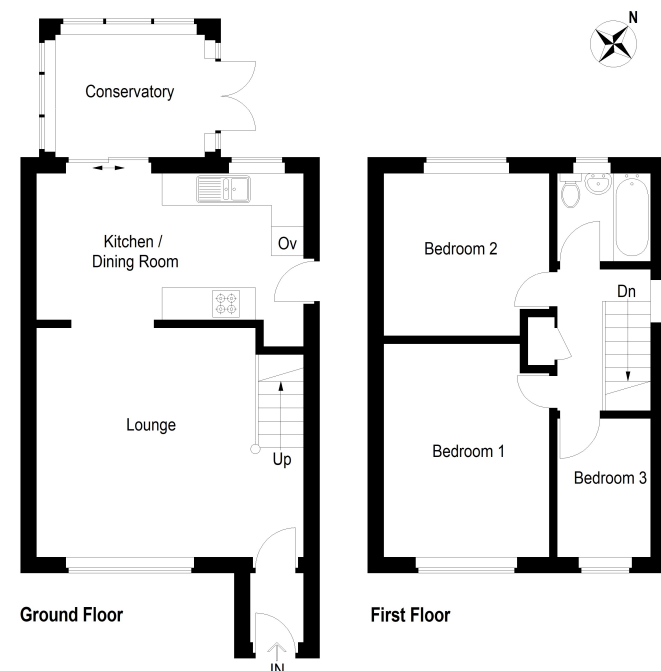
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Approximate Gross Internal Area  
81.5 sq m / 877 sq ft



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. (ID1196117)  
Housepix Ltd

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## New Composite Glazed Panel Door To

### Entrance Porch

5' 10" x 4' 0" (1.78m x 1.22m)

Laminate flooring, cupboard storage, coats hanging area, glazed internal door to

### Sitting Room

16' 8" x 14' 1" (5.08m x 4.29m)

UPVC window to front aspect, radiator with decorative cover, TV point, telephone point, laminate flooring, stairs to first floor, coving to ceiling, open access to

### Kitchen/Dining Room

16' 8" x 8' 10" (5.08m x 2.69m)

A light open plan double aspect space with UPVC window and sliding patio doors to **Conservatory**, UPVC door to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, drawer units, double electric oven and integral five ring gas hob with suspended extractor fitted above, fuse box and master switch, cupboard recess, glass fronted display cabinet and pan drawers, radiator with decorative cover, tongue and groove panel work.

### Conservatory

9' 3" x 8' 1" (2.82m x 2.46m)

Of brick based UPVC double glazed construction, double poly carbonate roofing, ceramic tiled flooring, French doors accessing garden terrace to the side, wall light points

### First Floor Galleried Landing

Single panel radiator, UPVC window to side aspect, access to insulated loft space, coving to ceiling, airing cupboard housing wall mounted gas fired combi central heating boiler re-fitted in 2022.

### Bedroom 1

12' 10" x 10' 2" (3.91m x 3.10m)

UPVC window to front aspect, single panel radiator, coving to ceiling, wardrobe recess.

## Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Single panel radiator, UPVC window to rear aspect.

## Bedroom 3

8' 5" x 6' 4" (2.57m x 1.93m)

Single panel radiator, UPVC window to front aspect, boxed stairwell, fitted cabin bed.

## Family Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

UPVC window to rear aspect, laminate flooring, double panel radiator, full re-tiled surrounds, fitted in a range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and independent shower unit fitted over, coving to ceiling.

## Outside

There is an extensive frontage giving parking provision for up to four vehicles with double gates leading to the rear. The garden is pleasantly arranged and landscaped with areas of lawn enclosed by post and rail fencing with a further area of lawn, timber shed, cobbled water feature, gravel beds and a selection of ornamental shrubs, a raised timber deck offers a lovely seating area or al fresco dining area with stunning open field views extending to the rear. The view is outstanding and needs to be seen to be appreciated.

## 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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