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## 4 Rectory Close, Sawtry PE28 5RD

£595,000

- Massively Extended Detached Family Home
- Re-Fitted Kitchen/Breakfast Room
- En Suite To Master Bedroom
- Landscaped Gardens
- Impressive 42' Conservatory
- Three Reception Rooms
- Double Garaging
- Beautifully Presented Throughout



### Integral Storm Canopy Over

UPVC door with side panel to

### Reception Hall

13' 1" x 6' 3" (3.99m x 1.91m)

Stairs to first floor with stair rods, radiator with decorative cover, composite floor covering, coving to ceiling.

### Cloakroom

Re-fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, full ceramic tiling, UPVC window to front aspect, heated chrome towel rail, bespoke under stairs storage cupboard fitted, ceramic tiled flooring.

### Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to garden terrace at rear aspect, double panel radiator, coving to ceiling, quality laminate flooring.

### Sitting Room

22' 0" x 11' 10" (6.71m x 3.61m)

A light double aspect room with UPVC bay window to front and internal UPVC French doors to **Conservatory**, central fire place recess with inset wood burner and moulded timber surround with slate hearth, TV point, telephone point, two double panel radiators, coving to ceiling.

### All Seasons Conservatory

42' 8" x 42' 8" (13.00m x 13.00m)

Of brick based UPVC double glazed 'L' shaped construction with double poly carbonate roofing, vaulted ceiling, wall light points, double panel radiator, French doors to garden terrace to the side.

### Kitchen/Breakfast/Family Room

23' 0" x 22' 4" (7.01m x 6.81m)

A triple aspect room a large light contemporary open plan space with central island work station with inset circular sink unit with granite work surfaces, re-fitted in a range of Shaker style base and wall mounted cabinets with complementing Oak work surfaces, drawer units, pan drawers, central architectural lantern lighting, double panel radiator, twin contemporary vertical radiators, wine cooler, glass fronted display cabinets, integral double electric oven and five ring hob with suspended AEG extractor fitted above, space and plumbing for American style fridge freezer, sliding shelf spice racks, UPVC door to rear garden, composite floor covering.

### Utility Room

6' 3" x 5' 7" (1.91m x 1.70m)

Fitted in a range of Shaker style cabinets with complementing Oak work surfaces with Oak up-standers, UPVC window to front, single panel radiator, appliance spaces, fixed display shelving, composite flooring, internal door to

### Double Garage

16' 5" x 15' 5" (5.00m x 4.70m)

Twin roller doors, access to loft space, recessed lighting, UPVC window to side, double panel radiator, power and lighting.

### First Floor Galleried Landing

Access to loft space, double panel radiator, UPVC window to front aspect, airing cupboard housing pressurised water system.

### Master Bedroom

11' 10" x 11' 6" (3.61m x 3.51m)

UPVC window to rear aspect, double panel radiator, recessed lighting, inner access to

### En Suite Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, full ceramic tiling, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, UPVC window to side aspect, ceramic tiled flooring.

### Bedroom 2

11' 10" x 11' 6" (3.61m x 3.51m)

UPVC window to rear aspect, double panel radiator.

### Bedroom 3

11' 10" x 10' 2" (3.61m x 3.10m)

UPVC window to garden aspect, single panel radiator, laminate flooring.

### Bedroom 4

8' 10" x 6' 7" (2.69m x 2.01m)

UPVC window to front aspect, single panel radiator.

### Family Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, corner bath with hand mixer shower and additional over head shower unit, UPVC window to front aspect, recessed lighting, heated chrome towel rail, coving to ceiling, laminate flooring.

### Outside

The garden measures 105' 11" x 9' 0" (32.28m x 2.74m) and is in the process of being landscaped and an unfinished project with patio area (to be paved), timber edged planter, raised terrace, covered pergola unfinished at time of inspection, outside tap, enclosed by low retaining timber sleeper walls and panel fencing. The extensive drive way gives provision for several vehicles accessing the **Double Garage** as described.

### Tenure

Freehold

Council Tax Band - E

