



Louthe Way, Sawtry PE28 5TR

£325,000



- Modern Link Detached Family Home
- Three Bedrooms
- Sitting Room And Kitchen/Dining Room
- Re-Fitted First Floor Shower Room
- UPVC Double Glazing
- Two/Three Car Driveway
- Detached Garaging
- Popular Village Location
- No Chain And Immediate Vacant Possession

**Peter  
Lane**  
PARTNERS  
—EST 1990—

**Huntingdon**  
60 High Street  
Huntingdon  
01480 414800

**Kimbolton**  
24 High Street  
Kimbolton  
01480 860400

**St Neots**  
32 Market Square  
St. Neots  
01480 406400

**Mayfair Office**  
Cashel House  
15 Thayer St, London  
0870 1127099

**Huntingdon 01480 414800**

[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

[huntingdon@peterlane.co.uk](mailto:huntingdon@peterlane.co.uk)



Approximate Gross Internal Area  
71.6 sq m / 771 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 84.8 sq m / 913 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. (ID1268111)  
Housepix Ltd

**Peter Lane & Partners**  
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## Composite Fan Light Panel Door To

### Entrance Hall

Double panel radiator, fuse box and master switch, stairs to first floor, internal door with glazed side panels to

### Sitting Room

14' 9" x 12' 10" (4.50m x 3.91m)

UPVC box bay window to front aspect, double panel radiator, coving to ceiling, TV point, telephone point, wall light points, inner access to

### Kitchen/Dining Room

16' 2" x 8' 11" (4.93m x 2.72m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with directional mixer tap, two UPVC windows and glazed door to garden terrace, double panel radiator, understairs storage cupboard, laminate flooring, drawer units, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, gas and electric cooker points.

### First Floor Galleried Landing

UPVC window to sided aspect, access to insulated loft space, single panel radiator, airing cupboard housing hot water cylinder and shelf space.

### Bedroom 1

12' 6" x 9' 3" (3.81m x 2.82m)

Single panel radiator, UPVC window to garden aspect.

### Bedroom 2

10' 11" x 8' 11" (3.33m x 2.72m)

UPVC window to front aspect, single panel radiator.

### Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

UPVC window to rear aspect, radiator.

## Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

UPVC window to front aspect, re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, composite flooring, radiator, full ceramic tiling, recessed lighting.

## Outside

The frontage is primarily lawned with some prepared borders and a two to three car driveway extending to the side accessing the **Detached Garage** with up and over door, power and lighting. The rear garden is pleasantly arranged with brick built barbeque, an area of terrace, stocked with a selection of ornamental shrubs and beds enclosed by a combination of panel fencing with outside lighting and tap.

## 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 - B

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

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