

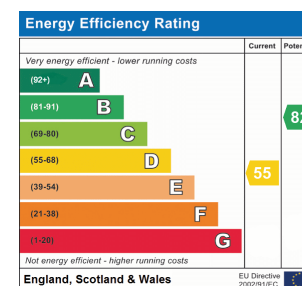


Stanegate, Sawtry PE28 5NQ

£375,000



- Much Improved Family Home
- Four Bedroom Accommodation
- Re-Fitted Kitchen And Sanitary Ware
- Home Office/Garden Room
- Beautifully Presented Throughout
- Desirable Village Position
- Private and Landscaped Rear Garden
- Off Road Parking And Garage
- Quiet Cul De Sac Location



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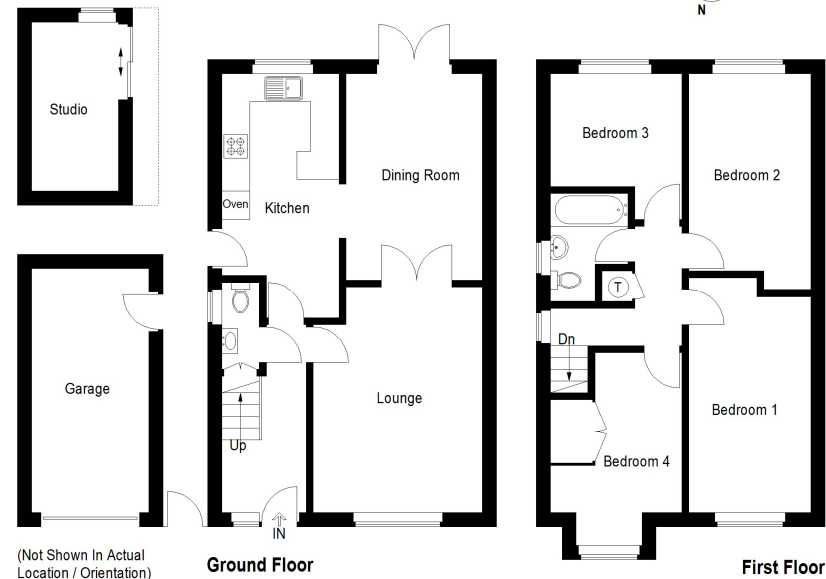
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Approximate Gross Internal Area = 105.4 sq m / 1135 sq ft
Garage = 13.4 sq m / 144 sq ft
Studio = 7.0 sq m / 75 sq ft
Total = 125.8 sq m / 1354 sq ft



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. (ID955609)
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Integral Storm Canopy Over

Fan light composite front door to

Entrance Hall

14' 1" x 5' 10" (4.29m x 1.78m)

Stairs to first floor, under stairs storage cupboard, radiator with decorative cover, panel work, dado rail, fuse box and master switch, coving to ceiling, ceramic tiled flooring.

Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, UPVC window to side aspect, under stairs storage cupboard, composite floor covering.

Sitting Room

15' 9" x 11' 11" (4.80m x 3.63m)

UPC window to front aspect, double panel radiator, TV point, telephone point, coving to ceiling.

Kitchen

15' 1" x 8' 9" (4.60m x 2.67m)

Re-fitted in a range of base and wall mounted cabinets with complementing granite work surfaces and tiled surrounds, single drainer stainless steel sink unit with mixer tap, glass fronted display cabinets, appliance spaces, drawer units, integral double electric oven and gas hob with bridging unit and extractor fitted above, under unit lighting, coving to ceiling, ceramic tiled flooring.

Dining Room

13' 3" x 9' 4" (4.04m x 2.84m)

UPVC French doors to garden terrace, double panel radiator, coving to ceiling, glazed internal doors access **Sitting Room**.

First Floor Landing

UPVC window to side aspect, tongue and groove panel work, dado rail, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

14' 1" x 8' 8" (4.29m x 2.64m)

UPVC window to front aspect, double panel radiator, wardrobe range with triple wardrobe, hanging and shelving.

Bedroom 2

12' 9" x 8' 8" (3.89m x 2.64m)

Double panel radiator, UPVC window to garden aspect.

Bedroom 3

9' 11" x 9' 1" (3.02m x 2.77m)

UPVC window to rear aspect, double panel radiator.

Bedroom 4

10' 6" x 8' 10" (3.20m x 2.69m)

UPVC window to front aspect, radiator, bespoke double cupboard incorporating stairwell, double panel radiator.

Family Bathroom

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and contemporary tiling, panel spa bath with folding shower screen, mixer tap and independent multi head shower unit fitted above, chrome heated towel rail, UPVC window to side aspect, ceramic tiled flooring.

Outside

There is a covered passage way to gated access to the front with door to **Garage** measuring 17' 2" x 8' 3" (5.23m x 2.51m) with up and over door, eaves storage space. The front garden has been landscaped with slate beds and an imprinted concrete driveway sufficient for one to two vehicles. The rear garden is pleasantly arranged and measuring 52'6" (16m) in length with an extensive paved terrace, constructed planter, shaped lawns and further seating area, green house, large timber shed and the garden is enclosed by a combination of mature evergreen hedging and panel fencing. There is a **Home Office/Gym** measuring 11' 10" x 6' 3" (3.61m x 1.91m) with power, lighting, insulation, laminate flooring, sliding double glazed doors to a timber decked seating area and wall light points.

Tenure

Freehold

Council Tax Band - C



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