



Deerpark Road, Sawtry PE28 5TU

Guide Price £325,000



- Beautifully Proportioned Extended Detached Bungalow
- Three Bedrooms
- En Suite To Principal Bedroom
- Re-Fitted Kitchen And Family Bathroom
- Pleasantly Landscaped Front And Rear Gardens
- Single Garaging
- Ample Off Road Parking Provision
- Quiet And Secluded Cul De Sac Location
- Offered With No Forward Chain

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Approximate Gross Internal Area
65.0 sq m / 700 sq ft
Garage= 13.4 sq m / 144 sq ft
Total = 78.4 sq m / 844 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. (ID1131539)
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UPVC Double Glazed Front Door To

Entrance Porch

Meter Cupboard, outside tap, ceramic tiled flooring, glazed door to

Entrance Hall

Airing cupboard housing hot water cylinder and shelving, access to insulated loft space, radiator, coving to ceiling, laminate flooring.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, UPVC window to front aspect, single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, glass fronted display cabinets, space for fridge freezer, drawer units, fixed display shelving, retractable breakfast bar, laminate flooring.

Family Bathroom

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

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, UPVC window to front aspect, coving to ceiling, composite flooring.

Bedroom 2

10' 10" x 10' 6" (3.30m x 3.20m)

UPVC window to rear aspect, wardrobe range with hanging and shelving, radiator.

Bedroom 3

8' 10" x 7' 7" (2.69m x 2.31m)

Radiator, UPVC window to front aspect.

Living Room

16' 1" x 10' 6" (4.90m x 3.20m)

TV point, telephone point, UPVC doors to garden aspect and UPVC window to rear, laminate flooring.

Principal Bedroom

10' 10" x 10' 2" (3.30m x 3.10m)

Radiator, UPVC window to rear aspect.

En Suite Shower Room

7' 10" x 4' 11" (2.39m x 1.50m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, UPVC window.

Outside

The bungalow is pleasantly positioned in a small cul de sac of two properties. The gardens have been thoughtfully landscaped and planned with low maintenance in mind. There is a brick paviour frontage with parking provision for two or more vehicles, stocked flower beds and areas of paving. There is a **Single Garage** with single up and over door, power and lighting. The rear garden is pleasantly arranged and landscaped with a small area of lawn, areas of paving, seating areas, outside tap and lighting. The garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - B



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