



Coppins Close, Sawtry PE28 5UB

Guide Price £225,000

- Nicely Positioned Family Home
- Ideal Re-Furbishment Opportunity
- Generous Driveway, Car Port And Garaging
- Private Enclosed Rear Garden
- Popular Village Location
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	70	79

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### Fan Light UPVC Panel Door To

### Entrance Porch

5' 9" x 3' 7" (1.75m x 1.09m)

Coats hanging area, internal door to

### Sitting Room

16' 5" x 13' 11" (5.00m x 4.24m)

Stairs to first floor with under-stairs shelved recess, TV point, telephone point, UPVC picture window to front aspect, glazed internal double doors to

### Kitchen/Dining Room

16' 9" x 9' 2" (5.11m x 2.79m)

A double aspect room with UPVC window and sliding double glazed patio doors to garden terrace and UPVC door to side, fitted in a range of base and wall mounted units with work surfaces and tiling, vinyl floor covering, warm air gas fired central heating boiler, integral electric oven and ceramic hob with suspended extractor fitted above, single drainer stainless steel sink unit with mixer tap, appliance spaces, drawer units, coving to ceiling, floor to ceiling lift extending to the first floor, cupboard housing fuse box and master switch.

### First Floor Landing

UPVC window to side aspect, access to loft space, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

13' 1" x 10' 0" (3.99m x 3.05m)

UPVC window to front aspect.

### Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m)

Currently where the lift is accessed, there's a mobility focussed screened shower enclosure , UPVC window to rear aspect, vinyl floor covering, sliding internal door to **Bedroom**.The lift and shower could be removed if required.

### Bedroom 3

6' 9" x 6' 7" (2.06m x 2.01m)

UPVC window to front aspect, boxed stairwell.

### Family Bathroom

Fitted in a three piece coloured suite comprising low level WC, pedestal wash hand basin, panel bath, tiled surrounds, UPVC Window too rear aspect, Dimplex electric wall heater.

### Outside

The property is set back from the road with an extensive driveway giving provision for two to three good sized vehicles with a lawned frontage enclosed by mature hedging. There's an 8.2m carport giving a useful covered storage space leading to the **Garage** with up and over door, power lighting and private door to the rear.. There is a covered terrace to the rear with gravelled borders, shaped lawn and enclosed by a combination of panel fencing and mature evergreen screening offering a reasonable degree of privacy.

### 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



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