



Cotton Close, Sawtry PE28 5XU

Guide Price £325,000

- Established Family Home
- Four Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Brand New Gas Boiler Being Fitted
- Generous Front And Rear Gardens
- Garaging And Three Car Driveway
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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—EST 1990—

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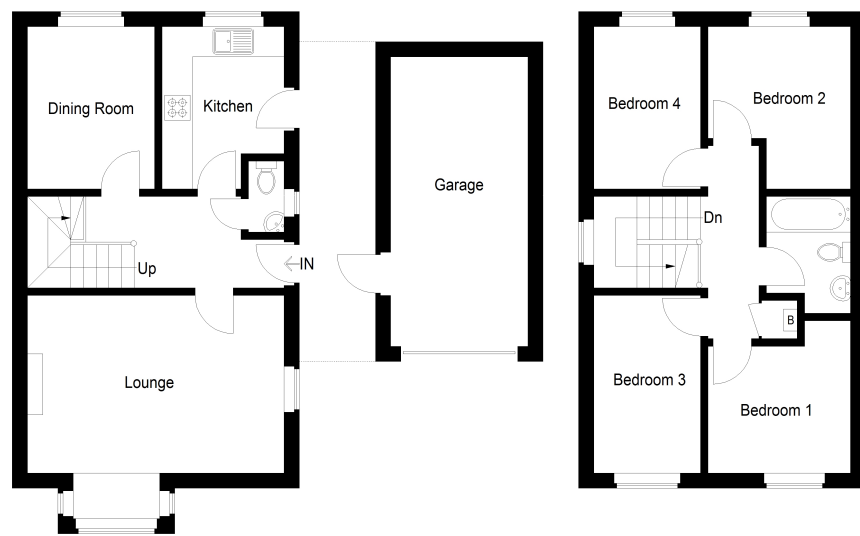
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Approximate Gross Internal Area = 90.7 sq m / 976 sq ft
(Excluding Garage)

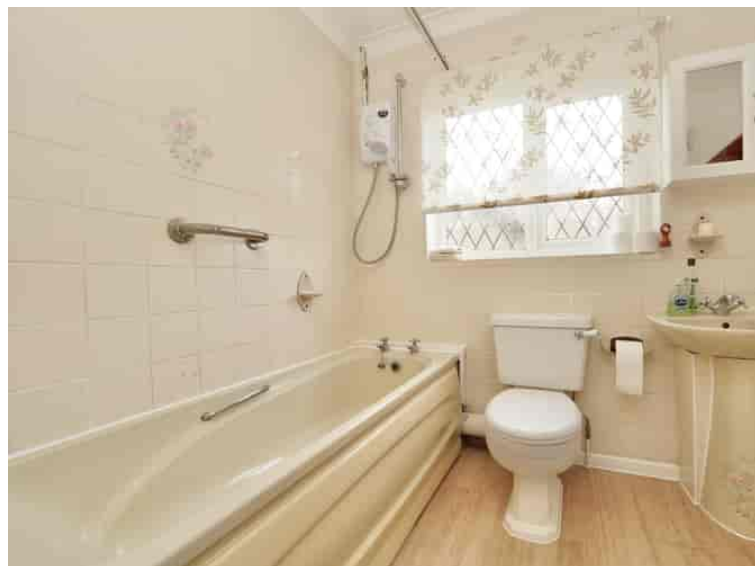


Ground Floor

First Floor

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. (ID1251062)
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Composite UPVC Double Glazed Front Door To

Entrance Hall

14' 5" x 5' 10" (4.39m x 1.78m)

Double panel radiator, stairs to first floor, understairs storage cupboard, telephone point, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, radiator, laminate flooring, UPVC window to front aspect.

Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

UPVC window to rear aspect and glazed door to side, fitted in a traditional range of base and wall mounted units, drawer units, glass fronted display cabinets, under unit lighting, single drainer resin sink unit with mixer tap, plumbing for automatic dishwasher, ceramic tiled flooring, fuse box and master switch, appliance spaces, integral Bosch electric oven and Siemens hob with bridging unit and extractor fitted above.

Sitting Room

16' 5" x 11' 6" (5.00m x 3.51m)

A light double aspect room with UPVC box bay window to front aspect and UPVC window to side aspect, wall light points, two radiators, TV point, telephone point, central brickwork chimney feature with display hearth.

Dining Room

10' 8" x 8' 6" (3.25m x 2.59m)

Double panel radiator, UPVC window to rear aspect, coving to ceiling, central heating thermostat.

First Floor Galleried Landing

UPVC window to side aspect, radiator, access to loft space, coving to ceiling, airing cupboard housing gas fired central heating boiler serving hot water system and radiators with shelving.

Bedroom 1

11' 8" x 6' 7" (3.56m x 2.01m)

UPVC window to front aspect, single panel radiator, coving to ceiling.

Bedroom 2

9' 10" x 8' 7" (3.00m x 2.62m)

UPVC window to front aspect, radiator, coving to ceiling, overbed bridging unit, wall light point.

Bedroom 3

9' 8" x 8' 6" (2.95m x 2.59m)

Coving to ceiling, radiator, wardrobe recess with hanging and storage space, UPVC window to garden aspect.

Bedroom 4

10' 6" x 6' 10" (3.20m x 2.08m)

UPVC window to rear aspect, radiator, coving to ceiling.

Family Bathroom

7' 6" x 6' 7" (2.29m x 2.01m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with independent shower unit fitted above, laminate flooring, double panel radiator, coving to ceiling, extractor, UPVC window to side aspect.

Outside

To the front is an extensive brick paviour driveway giving provision for three large vehicles leading to the **Single Garage** with single up and over door, power, lighting and private door to the side. There is a pleasant area of lawn stocked with ornamental shrubs enclosed by post and rail fencing to the side. The rear garden is of generous proportions, private with a paved terrace enclosed by low retaining brick walling, areas of lawn edged in ornamental trees and shrubs, a productive Apple tree, timber shed and outside lighting.

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 - D

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