



Rowell Way, Sawtry PE28 5WA

Guide Price £375,000



- Amazing Detached Family Property
- Four Bedrooms
- Cloakroom, En Suite Shower Room And Four Piece Family Bathroom
- Living Room And Snug With Wood Burning Stove
- Large Kitchen/Dining Room
- Generous Rear Garden With Large Garden Shed
- Walking Distance To Primary And Secondary Schools
- Cul De Sac Location
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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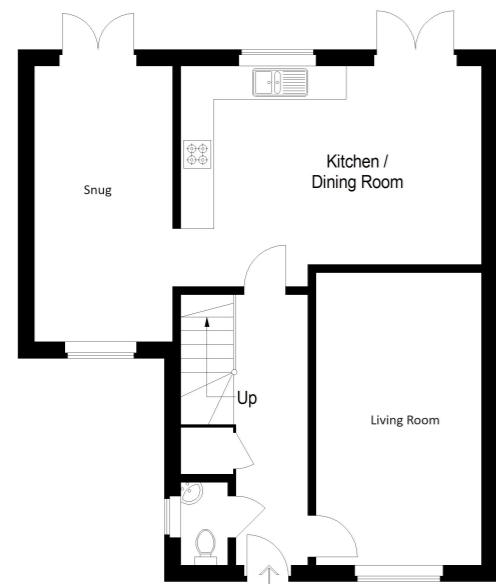
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Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft



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. (ID1063157) Housepix Lt



Composite Double Glazed Door To

Entrance Hall

Stairs to first floor, understairs storage recess, radiator, cloaks cupboard with lighting and shelving, wood effect flooring.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, wood effect flooring.

Living Room

17' 6" x 9' 9" (5.33m x 2.97m)

Double glazed window to front aspect, radiator, wood effect flooring.

Kitchen/Dining Room

17' 9" x 11' 7" (5.41m x 3.53m)

Double glazed window and French doors to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and up-stands, drawer units, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and gas hob with stainless steel back plate and cooker hood over, integrated dishwasher and washing machine, contemporary style radiator, wood effect flooring.

Snug

16' 3" x 8' 10" (4.95m x 2.69m)

A double aspect room with double glazed window to front and double glazed French doors to rear, cupboard housing central heating boiler, recessed downlighters, wood effect flooring, central feature fireplace with stone hearth and inset wood burning stove.

First Floor Landing

Access to

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to front aspect, radiator, wood effect flooring, double built in and single built in wardrobes, airing cupboard housing hot water cylinder.

En Suite Shower Room

8' 0" x 6' 3" (2.44m x 1.91m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with tiled surrounds, wood effect flooring

Bedroom 2

16' 0" x 8' 2" (4.88m x 2.49m)

A double aspect room with double glazed windows to front and rear aspects, radiator, access to loft space.

Bedroom 3

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to rear, radiator.

Bedroom 4

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to rear aspect, radiator, wood effect flooring.

Family Bathroom

9' 6" x 6' 4" (2.90m x 1.93m)

Double glazed window to side fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, double shower cubicle, tiled surrounds, chrome heated towel rail, wood effect flooring.

Outside

The front garden has mature planting and a block paved and tarmac driveway. The rear garden has a large garden shed with power and lighting, patio seating area, decked seating area, laid to lawn, trees, log store and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - D



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