



Aversley Road, Sawtry PE28 5XD

£300,000



- Deceptively Spacious Detached Bungalow
- Two Double Bedrooms
- Excellent Sized Living Room And Conservatory
- Garage And Off Road Parking
- Enclosed Rear Garden With A High Degree Of Privacy
- Fantastic Sized Plot
- Highly Sought After Location
- Excellent Transport Links
- No Forward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(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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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. (ID955612)  
 Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Hall

Coving to ceiling, access to loft space, radiator.

### Lounge

16' 8" x 10' 4" (5.08m x 3.15m)

Double glazed sliding patio doors to **Conservatory**, radiator, central feature fireplace with inset coal effect gas fire.

### Conservatory

13' 4" x 11' 2" (4.06m x 3.40m)

Double glazed windows to rear garden, double glazed French doors to garden, radiator, tiled flooring.

### Kitchen

9' 2" x 8' 0" (2.79m x 2.44m)

Double glazed window to front aspect, fitted in a range of base and wall mounted units, complementing work surface and tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for gas cooker, wall mounted central heating boiler, radiator, tiled flooring, two storage cupboards.

### Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to rear, coving to ceiling, radiator.

### Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window to front aspect, coving to ceiling, radiator.

## Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with shower unit over, complementing tiling, radiator.

## Outside

The front garden is laid to lawn enclosed by hedging with mature planting, outside lighting and a block paved driveway providing off road parking for a number of vehicles accessing the **Single Garage** with up and over door. Side gated access leads to the rear garden with an outside seating entertaining area, laid to lawn, mature planting, pond, garden shed, mature trees and fully fence enclosed providing a high degree of privacy.

## Tenure

Freehold

Council Tax Band - C



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