



Deerpark Road, Sawtry PE28 5TU

Guide Price £295,000



- Well Proportioned Family Home
- Three Bedrooms
- Sitting Room And Separate Dining Room
- Re-Fitted Bathroom Suite
- Landscaped Gardens
- Generous Brick Paviour Driveway
- Popular Village Location
- Walking Distance To Local Shops and Services
- No Chain And Immediate Vacant Possession

**Peter
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Fan Light Panel UPVC Door To

Entrance Hall

17' 1" x 8' 8" (5.21m x 2.64m)

Stairs to first floor with under stairs storage, coving to ceiling, radiator with decorative cover, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, radiator, ceramic tiled flooring, fuse box and master switch, UPVC window to front aspect.

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

A double aspect room with UPVC window to front and UPVC door to side aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, radiator with decorative cover, concealed gas fired central heating boiler serving hot water system and radiators, single drainer one and a half bowl resin sink unit with mixer tap, plumbing for automatic washing machine, dishwasher, electric and gas cooker points, drawer units appliance spaces, Travertine flooring.

Dining Room

17' 2" x 8' 3" (5.23m x 2.51m)

Radiator, UPVC window to front aspect, laminate flooring, coving to ceiling.

Sitting Room

18' 6" x 10' 11" (5.64m x 3.33m)

UPVC window and UPVC French doors to garden terrace, central feature fireplace with moulded timber surround and inset electric fire, TV point, telephone point, wall light points, coving to ceiling.

First Floor Galleried Landing

Coving to ceiling, access to insulated loft space.

Bedroom 1

14' 4" x 8' 8" (4.37m x 2.64m)

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

Bedroom 2

11' 4" x 9' 7" (3.45m x 2.92m)

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

Bedroom 3

9' 5" x 8' 8" (2.87m x 2.64m)

UPVC window to front aspect, double wardrobe with hanging and storage, laminate flooring, single panel radiator, coving to ceiling.

Family Bathroom

9' 6" x 6' 3" (2.90m x 1.91m)

Refitted in a four piece white suite comprising screened shower enclosure with independent shower unit over, pedestal wash hand basin, low level WC, panel bath with mixer tap, extensive tiling, LVT flooring, radiator with decorative cover, recessed lighting, coving to ceiling, UPVC window to front aspect.

Outside

The frontage has an extensive brick paviour driveway giving provision for two vehicles with gated access to the rear. The rear garden is pleasantly arranged and landscaped with an extensive paved terrace, outside lighting, sun canopy, there's an area of lawn with edged borders, a semi circular paved seating area, timber pergola with a further area of paving ,there's a pleasant hardwood **Summer House** with power, lighting and double doors to the front. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy.

AGENTS NOTE

A selection of white goods and furniture will be available subject to discussion.

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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