



Westfield Road, Sawtry PE28 5TX

£280,000



- Extended Semi Detached Property
- Four Bedrooms
- Living/Dining Room And Lean To Conservatory
- Kitchen And Utility Room
- Enclosed Rear Garden
- Off Road Parking For Three Vehicles
- Walking Distance Of Primary School And Amenities
- Ideal First Time Buy Or Second Home
- Popular Location

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— EST 1990 —

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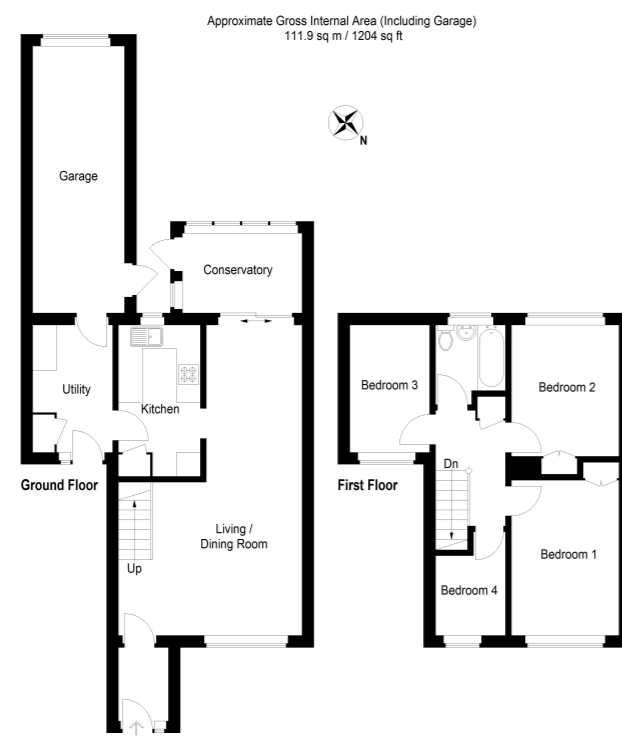
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1125079)
Housepix Ltd

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UPVC Double Glazed Door To

Entrance Porch

Double glazed window to front aspect, coats hanging area, door to

Living/Dining Room

25' 7" x 15' 1" (7.80m x 4.60m)

A double aspect room with double glazed window to front and double glazed sliding patio doors to

Conservatory, coving to ceiling, two radiators, stairs to first floor.

Conservatory

9' 10" x 6' 7" (3.00m x 2.01m)

Double glazed windows to garden aspect and UPVC double glazed door to side, tiled flooring.

Kitchen

12' 6" x 6' 11" (3.81m x 2.11m)

Double glazed window to rear aspect, fitted with a range of base, drawer and wall mounted units with complementing work surfaces and tiling, single drainer sink unit with mixer tap, space for gas cooker with cooker hood over, space and plumbing for washing machine, understairs storage cupboard housing central heating boiler, space for fridge freezer, coving to ceiling, tiled flooring.

Utility Room

10' 6" x 6' 7" (3.20m x 2.01m)

UPVC double glazed doors to front and rear aspects, a range of cupboards with complementing work surface and tiling, space for tumble dryer, radiator, tiled flooring.

First Floor Landing

Access to loft space, storage cupboard.

Bedroom 1

12' 10" x 8' 10" (3.91m x 2.69m)

Double glazed window to front aspect, coving to ceiling, radiator, ceiling fan, built in double wardrobe.

Bedroom 2

10' 10" x 8' 10" (3.30m x 2.69m)

Double glazed window to rear, coving to ceiling, ceiling fan, radiator, double built in wardrobe.

Bedroom 3

10' 6" x 6' 7" (3.20m x 2.01m)

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

Bedroom 4

6' 7" x 5' 11" maximum (2.01m x 1.80m)

Double glazed window to front aspect, radiator, built in cupboard.

Family Bathroom

Double glazed window to rear aspect, fitted with a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling, panel work, radiator, coving to ceiling.

Outside

To the front is off road parking for a number of vehicles with mature planting. To the rear of the property is an outside covered storage area and a former **Single Garage** with up and over door with power and lighting, used for storage. The rear garden has a patio seating area, outside tap and lighting, artificial lawn, decorative beds and enclosed by panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - B

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