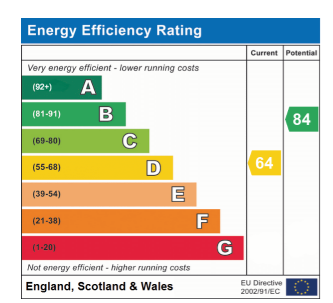




Chesham Road, Sawtry PE28 5XB

£289,995

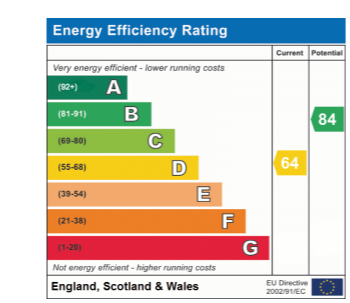
- Appealing Detached Bungalow
- Huge Potential For Improvement
- Three Bedrooms
- Mature And Private Garden
- Garaging And Driveway
- Desirable Cul De Sac Location
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## UPVC Double Glazed Front Door With Side Panels To

### Entrance Porch

5' 11" x 4' 0" (1.80m x 1.22m)

Fixed display shelving, quarry tiled flooring, glazed internal door to

### Entrance Hall

17' 8" x 7' 10" (5.38m x 2.39m)

Storage cupboard housing meters, fuse box and master switch, airing cupboard housing gas fired central heating boiler serving hot water system and radiators, coving to ceiling, access to insulated loft space.

### Family Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with hand mixer shower, extensive tiling, radiator, coving to ceiling, UPVC widow to front aspect, vinyl floor covering,.

### Kitchen

10' 10" x 9' 8" (3.30m x 2.95m)

UPVC window to front and glazed door to covered side passage, fitted in a range of base and wall mounted retro units with single drainer stainless steel sink unit, appliance spaces, drawer units, sliding fronted shelved cabinets, vinyl floor covering.

### Side Passage

Doors to front and rear gardens.

### Sitting Room

15' 0" x 12' 4" (4.57m x 3.76m)

UPVC door and window to garden aspect, two double panel radiators, TV point, telephone point, coving to ceiling.

### Bedroom 1

11' 11" x 10' 2" (3.63m x 3.10m)

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

### Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m)

Double panel radiator, UPVC window to garden aspect, double wardrobe with hanging and shelving, coving to ceiling.

### Bedroom 3

12' 0" x 9' 9" (3.66m x 2.97m)

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

### Outside

The front garden is mature and pleasantly arranged with shaped lawns, a selection of ornamental shrubs and flower beds. There is a driveway sufficient for one vehicle accessing the **Single Garage** with single up and over door. The rear garden measures 68' 11" x 32' 10" (21.01m x 10.01m) and is mature and lawned stocked with a selection of ornamental trees and shrubs, paved seating area, outside tap, shed to the rear of the garage and enclosed by a combination of panel fencing.

### Tenure

Freehold

Council Tax Band - C

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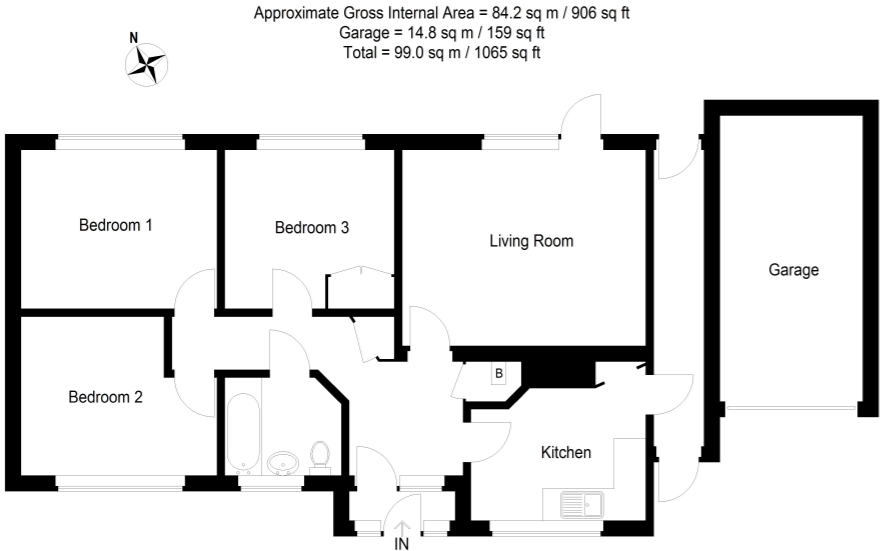
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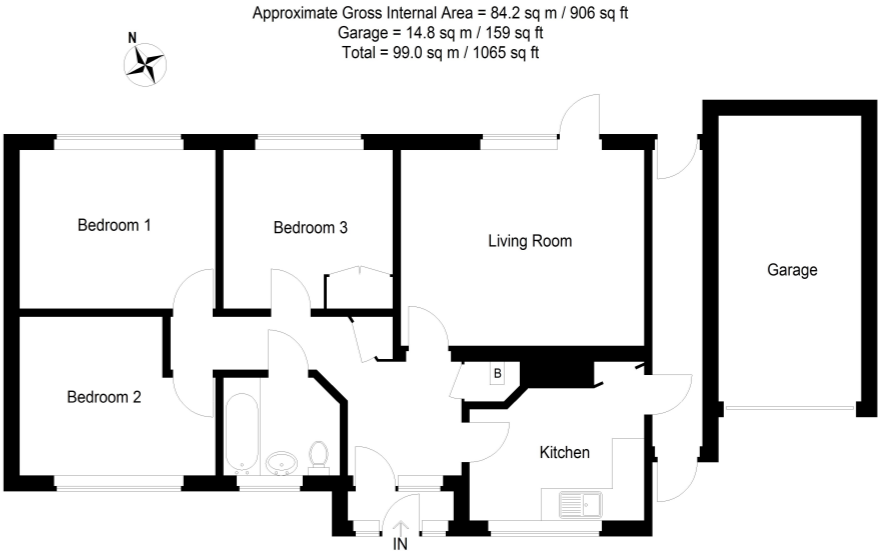
Freehold

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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. (ID1075666)

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60 High Street	24 High Street	32 Market Square	Cashel House
Huntingdon	Kimbolton	St. Neots	15 Thayer St, London
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