Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St.Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Westfield Road, Sawtry PE28 5TX

£285,000

- Extended Family Home
- Three Bedrooms
- Kitchen/Breakfast Room And Conservatory
- Re-Fitted Shower Room
- Enclosed Rear Garden
- Good Sized Driveway And Single Garaging
- Popular Village Location

Peter Lane & Partners
EST 1990

Huntingdon 01480 414800
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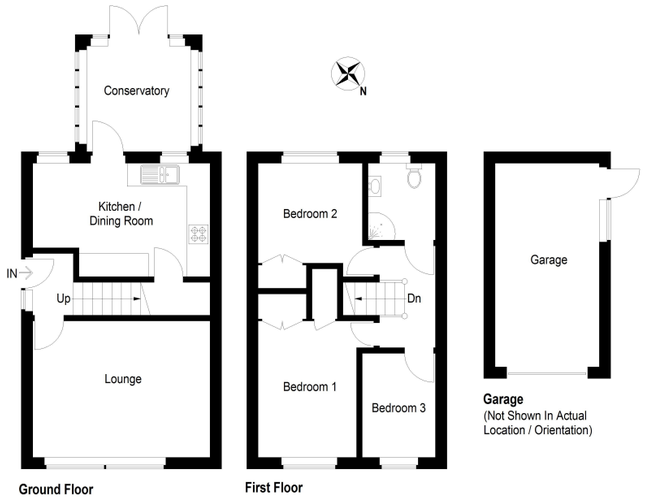
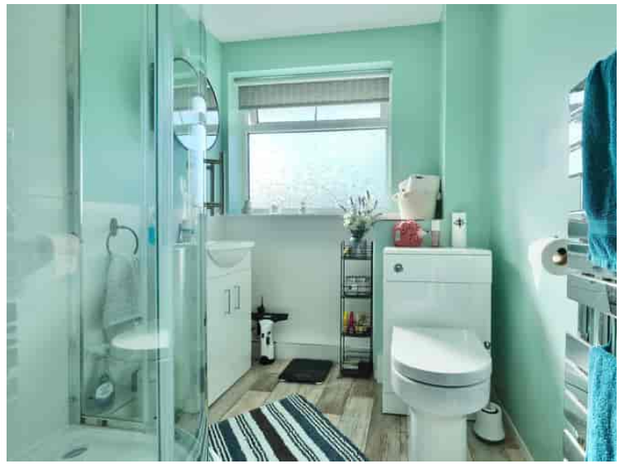
huntingdon@peterlane.co.uk

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 93.9 sq m / 1011 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1282698)
Housepix Ltd



Stained Glass Composite Panel Door To

Entrance Hall
4' 9" x 4' 1" (1.45m x 1.24m)
Stairs to first floor, laminate flooring, inner door to

Sitting Room
15' 2" x 11' 10" (4.62m x 3.61m)
UPVC window to front aspect, single panel radiator, TV point, telephone point, coving to ceiling.

Kitchen/Breakfast Room
15' 3" x 7' 7" (4.65m x 2.31m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl resin sink unit with directional mixer tap, appliance spaces, electric and gas cooker points, understairs storage cupboard, drawer units and pan drawers, under unit lighting, laminate flooring, double panel radiator, UPVC window to garden aspect, fuse box and master switch, inner door to

Conservatory
10' 1" x 9' 8" (3.07m x 2.95m)
Of brick based and UPVC double glazed construction with French doors to garden terrace, laminate flooring, treble polycarbonate roofing.

First Floor Galleried Landing
Access to insulated loft space, coving to ceiling.

Bedroom 1
11' 9" x 9' 1" (3.58m x 2.77m)
UPVC window to front aspect, double panel radiator, coving to ceiling, wardrobe recess, airing cupboard housing hot water cylinder and shelving.

Bedroom 2
9' 4" x 9' 0" (2.84m x 2.74m)
UPVC window to rear aspect, double panel radiator, wardrobe recess with hanging and storage.

Bedroom 3
9' 0" x 6' 7" (2.74m x 2.01m)
Double panel radiator, UPVC window to front aspect.

Family Shower Room
6' 9" x 6' 0" (2.06m x 1.83m)
UPVC window to garden aspect, re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with cabinet storage and mixer tap, screened shower enclosure with independent multi head shower fitted above, laminate flooring, chrome heated towel rail, recessed lighting.

Outside
To the front there is an extensive brick paviour driveway giving provision for several vehicles accessing the as described. The frontage is primarily lawned with established Beech hedging to the side. The rear garden is pleasantly arranged with an extensive paved terrace, slate beds enclosed by low picket fencing and established lawns. There is a **Single Garage** with up and over door, power, lighting and UPVC door and window to the rear. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy

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 -

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