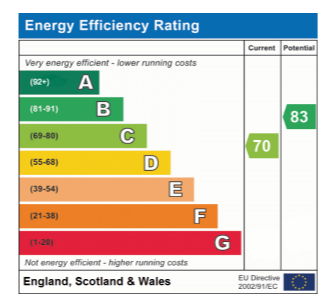




Gloucester Road, Sawtry PE28 5NB

Offers Over £360,000

- Nicely Presented Family Home
- Re-Fitted Kitchen And Bathroom Suite
- Downstairs Cloakroom/Utility
- Impressive Sized Rear Garden
- Three/Four Car Driveway
- Popular And Desirable Village Location



Huntingdon
 60 High Street
 Huntingdon
 01480 414800

Kimbolton
 24 High Street
 Kimbolton
 01480 860400

St Neots
 32 Market Square
 St. Neots
 01480 406400

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 Cashel House
 15 Thayer St, London
 0870 1127099

Huntingdon 01480 414800
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Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft
(Excluding Garage)



Ground Floor

First Floor

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. (ID1150157)
Housepix Ltd



UPVC Double Glazed Front Door To

Entrance Hall

14' 1" x 5' 8" (4.29m x 1.73m)

Vertical contemporary radiator, recessed lighting, laminate flooring.

Cloakroom/Utility Room

Fitted with low level WC, appliance spaces.

Sitting Room

14' 1" x 11' 10" (4.29m x 3.61m)

UPVC window to front aspect, TV point, telephone point, recessed lighting, the sitting room is sub-divided from the **Dining Room** with an extensive fish tank and composite panel-work.

Tank Plant Room

9' 2" x 3' 11" (2.79m x 1.19m)

Fixed display shelving, laminate flooring.

Dining Room

10' 2" x 9' 2" (3.10m x 2.79m)

Radiator, UPVC window to rear aspect.

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

Re-fitted in a contemporary range of handleless base and wall mounted cabinets with work surfaces and tiling, integral electric oven and five ring gas hob with suspended stainless steel extractor fitted above, inset sink unit, corner cabinets with carousel units, integrated automatic dishwasher, drawer units, further pan drawers, UPVC window to rear aspect, appliance spaces, recessed lighting, Quartzite work surfaces.

First Floor Landing

UPVC window to side aspect, textured wall coverings, laminate floor covering.

Bedroom 1

15' 1" x 8' 10" (4.60m x 2.69m)

UPVC window to front aspect, recessed lighting, laminate flooring.

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

UPVC window to rear aspect, recessed lighting, radiator.

Bedroom 3

11' 10" x 8' 10" (3.61m x 2.69m)

UPVC window to front aspect, wardrobe recess, laminate flooring.

Bedroom 4

9' 10" x 8' 10" (3.00m x 2.69m)

UPVC window to rear aspect, concealed gas fired central heating boiler, serving hot water system and radiators, laminate flooring.

Family Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, 'P' shaped panel bath with independent shower unit fitted over and mixer tap hand shower, full ceramic tiling, recessed lighting, extractor, UPVC window to rear aspect, ceramic tiled flooring.

Outside

The property stands in large mature gardens with an extensive brick paviour frontage giving parking provision for several vehicles accessing the **Single Garage** measuring 15' 9" x 8' 2" (4.80m x 2.49m) with up and over door, power and lighting. The property fronts a pleasant green. The rear garden measures approximately 70' in length with an extensive brick paviour terrace and a pleasant covered outside seating area to the side, outside tap, lighting and power, extensive lawns, constructed planters, shaped borders enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - D



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