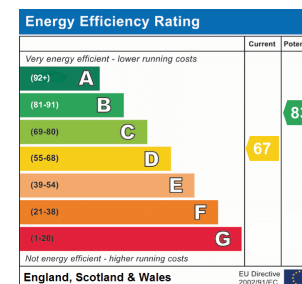




Coppins Close, Sawtry PE28 5UB

Guide Price £269,995

- Extended Family Home
- Generous Kitchen/Dining Room
- UPVC Double Glazing
- Enclosed Garden
- Garage And Driveway
- Popular Village Location



Peter Lane
PARTNERS
— EST 1990 —

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

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Approximate Gross Internal Area
83.4 sq m / 898 sq ft
Garage = 14.9 sq m / 160 sq ft
Total = 98.3 sq m / 1058 sq ft



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. (ID1204125)
Housepix Ltd

Peter
Lane &
PARTNERS
EST 1990



UPVC Double Glazed Front Door To

Entrance Porch

5' 10" x 4' 5" (1.78m x 1.35m)

UPVC window to front aspect, laminate flooring, glazed internal door to

Inner Hall

Stairs to first floor, coving to ceiling, inner door to

Living Room

13' 7" x 13' 5" (4.14m x 4.09m)

UPVC window to front aspect, laminate flooring, TV point, telephone point, central heating thermostat, vertical contemporary radiator, coving to ceiling.

Kitchen/Breakfast Room

16' 7" x 9' 2" (5.05m x 2.79m)

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 mono bloc mixer tap, space for cooking range with suspended extractor fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, glass fronted display cabinet, double panel radiator, understairs storage cupboard, ceramic tiled flooring, coving to ceiling, sliding double glazed patio doors lead to

Conservatory

8' 10" x 7' 10" (2.69m x 2.39m)

Of UPVC double glazed construction with double poly carbonate roofing, French doors accessing garden terrace.

First Floor Galleried Landing

UPVC window to side aspect, radiator with decorative cover, access to loft space, coving to ceiling, airing cupboard with shelving.

Bedroom 1

11' 6" x 10' 2" (3.51m x 3.10m)

Extensive wardrobe range incorporating storage units, drawer units, decorative panel work, single panel work, UPVC window to front aspect, dimmer switch.

Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

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

Bedroom 3

8' 5" x 6' 4" (2.57m x 1.93m)

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

Family Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

UPVC window to rear aspect, fitted in a three piece white suite comprising panel spa bath, pedestal wash hand basin, low level WC, chrome heated towel rail, ceramic tiled flooring, recessed lighting, coving to ceiling.

Outside

The rear garden is neatly arranged with an extensive paved terrace, shaped lawns, timber constructed planters, timber shed and enclosed by a combination of panel fencing and offers a good degree of privacy. There is a **Detached Single Garage** with single up and over door and private door to the side and the driveway gives provision for several vehicles.

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

Huntingdon Office 60-62 High Street, Huntingdon, Cambridgeshire PE29 3DN

01480 414800

huntingdon@peterlane.co.uk www.peterlane.co.uk Web office open all day every day

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.