

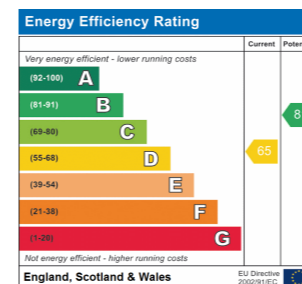


Green End Road, Sawtry PE28 5UX

Guide Price £325,000



- Spacious and Comfortable Family Home
- Fantastic Rear Garden
- Three Great Sized Bedrooms
- Living Room & Dining Room
- Re-Fitted Kitchen
- Re-Fitted Modern Cloakroom And Family Shower Room
- Walking Distance To Local Amenities And Schooling
- Excellent Transport Links



Peter Lane
PARTNERS
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 Kimbolton
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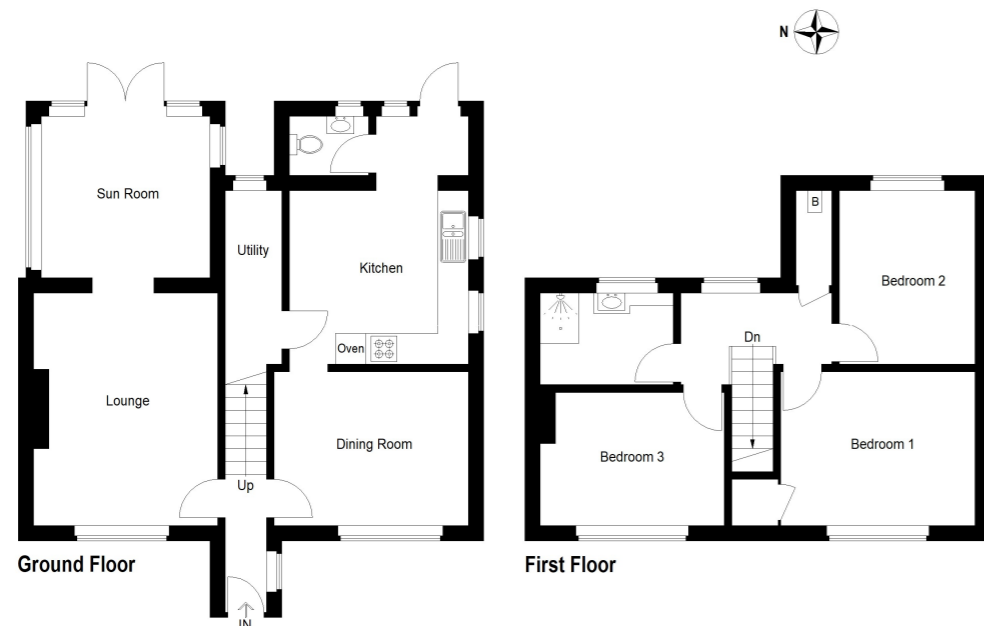
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Green End Road, Sawtry, PE28 5UX
Approximate Gross Internal Area
112.8 sq m / 1214 sq ft



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. (ID955612)
Housepix Ltd

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Composite Double Glazed Door To

Entrance Hall

Double glazed window to side aspect, laminate flooring, stairs to first floor.

Living Room

15' 0" x 11' 6" (4.57m x 3.51m)

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

Conservatory

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed windows to two side aspects, double glazed French doors to garden, laminate flooring.

Dining Room

12' 2" x 9' 3" (3.71m x 2.82m)

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

Kitchen

11' 5" x 11' 3" (3.48m x 3.43m)

Two double glazed windows to side aspect, re-fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands, integrated electric oven and hob with cooker hood over, integrated dishwasher, space for fridge freezer, tiled flooring.

Utilities Cupboard

Complementing tiling, space and plumbing for washing machine, work surface, under stairs recess, tiled flooring.

Rear Hall

Coats hanging area, tiled flooring, door to garden aspect.

Cloakroom

Double glazed window to rear aspect, re-fitted in a two piece suite comprising floating vanity wash hand basin, low level WC with concealed cistern, radiator, tiled flooring.

First Floor Landing

Double glazed window to rear aspect, radiator, access to loft space, cupboard housing combination central heating boiler.

Bedroom 1

12' 4" x 10' 0" (3.76m x 3.05m)

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

Bedroom 2

11' 2" x 8' 7" (3.40m x 2.62m)

Double glazed window to rear aspect, radiator.

Bedroom 3

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to front aspect, radiator.

Family Shower Room

Double glazed window to rear, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle, complementing tiling, heated towel rail, tiled flooring.

Outside

To the front a block paved driveway provides off road parking provision for a number of vehicles with an area of lawn and hedging. Side gated access leads to the rear garden with outside lighting, seating area, laid to lawn with mature shrubs and planting and two garden sheds

Tenure

Freehold

Council Tax Band - B



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