



Abbey Close, Sawtry PE28 5UG

Offers in excess of £290,000

- Extended Semi Detached Bungalow
- Versatile Two/Three Bedroom Accommodation
- Three Reception Rooms
- Enclosed Rear Garden And Private Driveway
- Wheel Chair Friendly
- Pleasant Cul De Sac Location
- No Forward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Approximate Gross Internal Area
97.2 sq m / 1046 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. (ID1186108)
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UPVC Double Glazed Front Door To

Utility Room

Of brick pillared UPVC construction with double poly carbonate roofing, wall light points, LVT flooring, inner door to

Kitchen

10' 3" x 9' 7" (3.12m x 2.92m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units, integral electric oven and ceramic hob with suspended extractor unit fitted above, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, panel work to ceiling, glass fronted display cabinets, twin sliding shelf spice racks, LVT flooring.

Dining Room

13' 9" x 10' 5" (4.19m x 3.17m)

UPVC door to garden terrace to the rear, coving to ceiling, dado rail, glazed internal door to **Kitchen**, laminate flooring, glazed internal double doors access

Family Room/Study

11' 9" x 11' 5" (3.58m x 3.48m)

UPVC window to garden aspect, radiator, internal UPVC window and door to **Bedroom**, LVT flooring.

Principal Bedroom

11' 11" x 9' 6" (3.63m x 2.90m)

Single panel radiator, coving to ceiling.

Shower Room

9' 2" x 6' 7" (2.79m x 2.01m)

Fitted in a two piece range of white sanitaryware comprising low level WC, suspended wash hand basin, extensive tiling, shaver point, UPVC window to **Reception Area**, floor draining independent shower unit, extractor.

Bedroom 2

9' 8" x 8' 10" (2.95m x 2.69m)

UPVC window to front aspect, single panel radiator, coving to ceiling, fuse box and master switch.

Inner Hall

Central heating thermostat, access to insulated and part boarded loft with lighting space, single panel radiator, gas fired central heating boiler serving hot water system and radiators.

Sitting Room

16' 1" x 11' 0" (4.90m x 3.35m)

UPVC window to front aspect, double panel radiator, central feature fireplace with moulded timber surround and tiled hearth housing Living Flame coal effect electric fire, TV point, telephone point, coving to ceiling, laminate flooring.

Outside

There is an extensive brick paviour frontage giving parking provision for several vehicles, outside lighting. The rear garden is pleasantly arranged and planned with low maintenance in mind with a paved seating area, timber shed, a selection of ornamental shrubs and trees, the garden is enclosed by a combination of panel fencing and trellis work, outside lighting and the garden offers a good 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 - C

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