

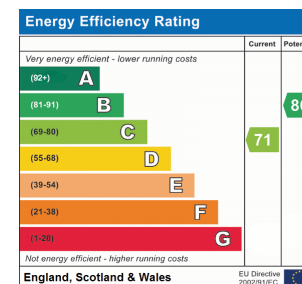


Shawley Road, Sawtry PE28 5UH

£285,000



- Detached Family Home
- Three Bedrooms
- Living/Dining Room
- Off Road Parking Provision
- Enclosed Rear Garden
- Cul De Sac Location
- Walking Distance To Local Amenities
- Highly Sought After Village
- Excellent Transport Links



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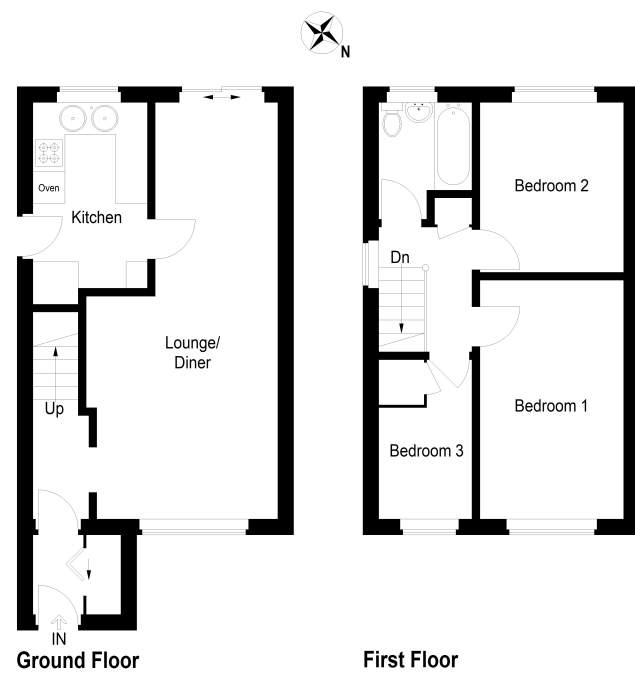
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St. Neots
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Mayfair Office
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www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID1054216)



Housepix Ltd



UPVC Double Glazed Door To

Entrance Porch

Coats cupboard, dado rail, radiator, door to

Entrance Hall

Coving to ceiling, dado rail, radiator, stairs to first floor, arch way to

Living/Dining Room

25' 8" x 11' 2" maximum (7.82m x 3.40m)

A double aspect room with double glazed window to front and double glazed sliding patio doors to rear, coving to ceiling, two radiators, door to

Kitchen/Breakfast/Family Room

12' 5" x 7' 0" (3.78m x 2.13m)

Double glazed window to rear aspect, UPVC double glazed door to side aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, stainless steel sink and drainer with mixer tap, spaces and plumbing for washing machine and dishwasher, integrated electric oven and gas hob, space for fridge freezer, wall mounted central heating boiler, coving to ceiling, tiled flooring.

First Floor Landing

Double glazed window to side, access to loft space.

Bedroom 1

14' 8" x 8' 8" (4.47m x 2.64m)

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

Bedroom 2

10' 9" x 8' 9" (3.28m x 2.67m)

Coving to ceiling, double glazed window to rear aspect, radiator.

Bedroom 3

6' 5" x 6' 0" (1.96m x 1.83m)

Double glazed window to front aspect, coving to ceiling, radiator, over stairs storage cupboard.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, radiator, coving to ceiling.

Outside

The driveway provides off road parking and the front garden is open plan and laid to decorative stones. side gated access lead through to the rear garden which is laid to lawn with patio area and enclosed by panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - C