

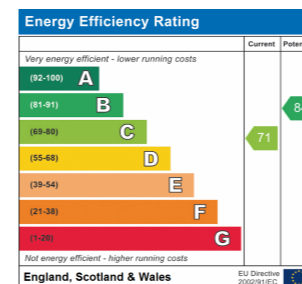


44 Rockingham Road, Sawtry PE28 5SQ

Guide Price £280,000



- Beautifully Re-Furbished Home
- Three Bedrooms
- Re-Fitted Contemporary Kitchen
- Re-Fitted Quality Sanitary Ware
- Enclosed Garden
- Garage
- Excellent Presentation Throughout
- Desirable Village Location
- No Forward Chain



**Peter Lane**  
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EST 1990

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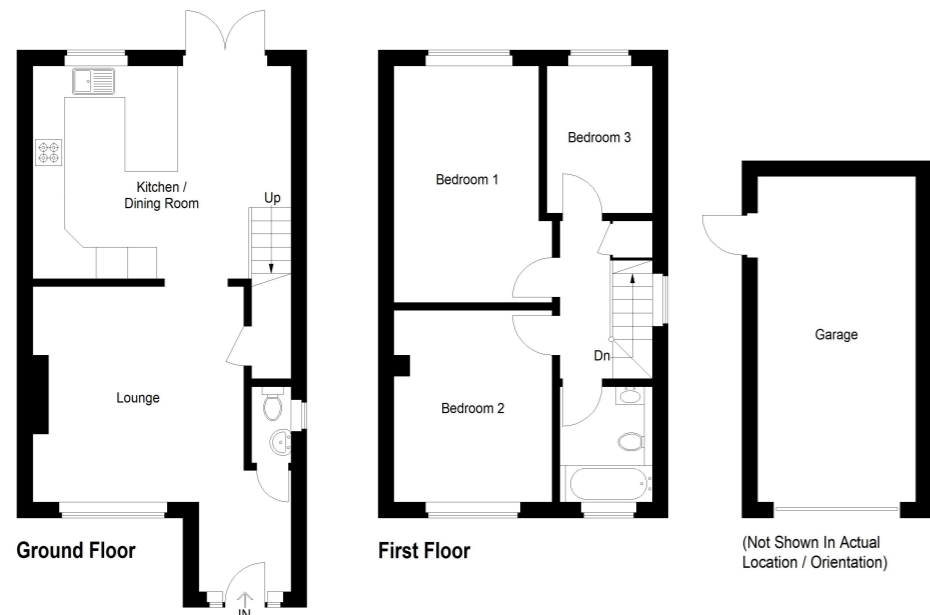
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Approximate Gross Internal Area = 84.8 sq m / 913 sq ft  
(Excluding Garage)



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. (ID979181)  
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**Peter Lane & Partners**  
EST 1990

### Composite Front Door

With side panels accessing

### Entrance Hall

Vaulted roof line, laminate flooring.

### Cloakroom

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, UPVC window to side aspect, display recess, ceramic tiled flooring.

### Sitting Room

16' 1" x 13' 5" (4.90m x 4.09m)

UPVC window to front aspect, radiator, wall light points, recessed media unit, TV point, telephone point, door to under stairs storage cupboard with new consumer unit, engineered wood flooring, open plan to

### Kitchen/Dining Room

16' 1" x 13' 5" (4.90m x 4.09m)

A light open plan contemporary space with UPVC French doors to garden terrace and UPVC window to garden, fitted in a range of matte grey handleless units with complementing work surfaces and up-stands, central peninsular unit incorporating breakfast bar, single drainer resin sink unit with mixer tap, integral Bosch gas hob with suspended extractor unit fitted above, large walk in larder unit, drawer units, pan drawers, integrated appliances incorporating automatic AEG dishwasher, integral Bosch electric oven and fridge freezer, recessed lighting, stairs to first floor, contemporary porcelain floor, Sweepovac skirting level vacuum system.

### First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing Vaillant gas fired central heating boiler.

### Bedroom 1

14' 5" x 9' 10" (4.39m x 3.00m)

UPVC window to rear aspect, radiator.

### Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)

UPVC window to front aspect, radiator.

### Bedroom 3

9' 2" x 6' 11" (2.79m x 2.11m)

UPVC window to rear aspect, radiator.

### Family Bathroom

Re-fitted in a quality range of white sanitary ware incorporating framed vanity wash hand basin with mono bloc mixer tap, low level WC with concealed cistern, 'P' shaped panel bath with contemporary screen, mixer tap and independent power shower fitted over, UPVC window to front aspect, anthracite heated towel rail, extensive ceramic tiled surrounds, porcelain floor tiling.

### Outside

To the front is an extensive drive way giving provision for several vehicles and a pleasant area of shaped lawn. There is a **Single Garage** retaining up and over door but part-converted and dry-lined to produce a potential working from home space. The rear garden has an extensive timber decked seating area, shaped lawns, outside lighting and measuring approximately 39' 4" x 32' 10" (11.99m x 10.01m) enclosed by new panel fencing.

### Tenure

Freehold

Council Tax Band - B



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