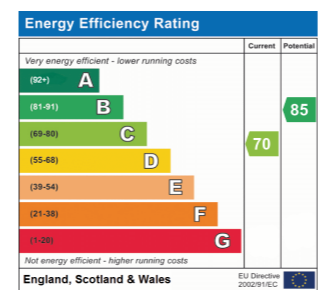




Deerpark Road, Sawtry PE28 5TU

Guide Price £260,000

- Popular Village location
- Beautifully Presented Family Home
- Re-Fitted Kitchen And Bathroom Suite
- UPVC Double Glazing
- Re-Decorated And New Flooring
- Ample Parking Provision
- Popular Village Location



Huntingdon  
60 High Street  
Huntingdon  
01480 414800

Kimbolton  
24 High Street  
Kimbolton  
01480 860400

St Neots  
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Approximate Gross Internal Area  
76.1 sq m / 819 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. (ID1086382)  
Housepix Ltd

**Peter Lane & Partners**  
EST. 1996



## UPVC Leaded Light Front Door To

### Entrance Porch

6' 3" x 4' 11" (1.91m x 1.50m)

UPVC window to front aspect, recessed lighting, coving to ceiling, coats hanging area, radiator.

### Entrance Hall

Stairs to first floor, double panel radiator, recessed lighting, coving to ceiling.

### Kitchen/Dining Room

15' 1" x 12' 8" (4.60m x 3.86m)

A light open plan contemporary space with UPVC French doors to garden terrace and UPVC window to rear, double panel radiator, recessed lighting, fitted in a range of grey toned base and wall mounted units with work surfaces and up-stands, space for cooking range with extractor fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer resin sink unit with mixer tap, drawer units, understairs storage cupboard, ceramic tiled flooring.

### Sitting Room

12' 6" x 11' 11" (3.81m x 3.63m)

UPVC window to front aspect, two double panel radiators, TV point, telephone point, coving to ceiling, glazed internal door to

### First Floor Landing

Access to insulated loft space, UPVC window to side aspect, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

12' 11" x 9' 0" (3.94m x 2.74m)

Extensive wardrobe range with two double units, double panel radiator, UPVC window to front aspect.

### Bedroom 2

10' 11" x 9' 1" (3.33m x 2.77m)

UPVC window to rear aspect, double panel radiator.

### Bedroom 3

8' 9" x 6' 2" (2.67m x 1.88m)

UPVC window to front aspect, double panel radiator, over-stairs cupboard.

### Family Bathroom

8' 3" x 5' 11" (2.51m x 1.80m)

Re-fitted in a three piece contemporary white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, chrome heated towel rail, panel bath with folding screen and independent shower unit fitted over and additional hand mixer shower, contemporary tiling, UPVC window to garden aspect, extractor, ceramic tiled flooring.

### Outside

The front garden has areas of lawn, gravelled border, outside lighting and an extensive driveway for two or more vehicles. The rear garden measures approximately 39' 4" x 24' 6" (11.99m x 7.47m) with an extensive paved terrace, shaped lawns, storage shed, outside tap and gated access extending to the front.

### Tenure

Freehold

Council Tax Band - B

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