

This image shows a spacious living room with a rustic yet modern feel. A large stone fireplace is the focal point on the left, with a red wall behind it. A television sits on a stone mantel. The room is furnished with large, comfortable-looking beige corduroy sofas. The ceiling has white beams, and the walls are a neutral color. Large arched doorways lead to other parts of the house, including a dining area with a wooden table and chairs. The floor is covered in a brown carpet, and there's a small rug in the center. The overall atmosphere is warm and inviting.



## Fen Lane, Sawtry PE28 5TH

**Guide Price £575,000**

- Excellent Family Home
- Five Bedrooms
- Separate Reception Areas
- En Suite And Family Bathroom
- Fantastic Sized Rear Garden
- Non Estate Location

- Over 2100 sq/ft Of Accommodation
- Walking Distance To Schools
- Large Kitchen/Breakfast Room
- Roof Terrace
- Double Garage And Off Road Parking



### UPVC Double Glazed Door To

#### Reception Hall

Double glazed window to front aspect, decorative timber panel work to half height, radiator, wooden flooring, stairs to first floor, cupboard housing central heating boiler.

#### Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, tiled flooring.

#### Living Room

Double glazed window to front aspect, central brick built open fireplace with TV plinth, radiator, coving to ceiling, two arch ways opening to

#### Dining Area

Double glazed sliding patio doors and window to rear aspect, coving to ceiling, dado rail, two radiators.

#### Play Area

Coving to ceiling, dado rail, radiator, door to

#### Utility Room

Double glazed window to side aspect, fitted in a range of base, wall and drawer units, complementing work surface and tiling, space and plumbing for washing machine, spaces for fridge freezer and tumble dryer, under work surface fridge freezer, single drainer sink unit with mixer tap, complementing tiling, radiator, coving to ceiling, tiled flooring.

#### Kitchen/Breakfast Room

A double aspect room with two double glazed windows to front aspect and UPVC double glazed door to side, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands and tiling, space and plumbing for dishwasher, integrated Range style cooker with cooker hood over, under unit lighting, radiator.

#### First Floor Landing

Timber panel work, access to loft space, double glazed window to front aspect, over stairs airing cupboard.

#### Principal Bedroom

Quadruple glazed window to front aspect, coving to ceiling, recessed down lighters, wardrobes with hanging, radiator.

#### En Suite Shower Room

Double glazed window to side aspect with window shutter, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, heated towel rail, tiled flooring, coving to ceiling, recessed down lighters.

#### Bedroom 2

Double glazed window to rear and double glazed French doors accessing **Roof Terrace**, coving to ceiling, radiator.

#### Bedroom 3

Double glazed window to rear aspect, radiator, coving to ceiling, recessed down lighters, double wardrobe.

#### Bedroom 4

Double glazed window to rear aspect, radiator, double wardrobe, coving to ceiling.

#### Bedroom 5

Double glazed window to front aspect, radiator.

#### Family Bathroom

Double glazed window to side aspect, radiator, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over and drench style head, additional hand held shower attachment, shower screen, heated towel rail.

#### Outside

The drive way provides off road parking for a number of vehicles leading to the **Double Garage** with up and over door, power and lighting. Side gated access leads to the rear garden with a large paved patio area to the side, full width patio area, outside lighting, steps lead down to the garden which is laid to lawn with a variety of shrubs and rose bushes. The rear garden is enclosed by panel fencing.

#### Tenure

Freehold

Council Tax Band - F

