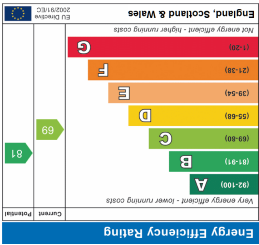
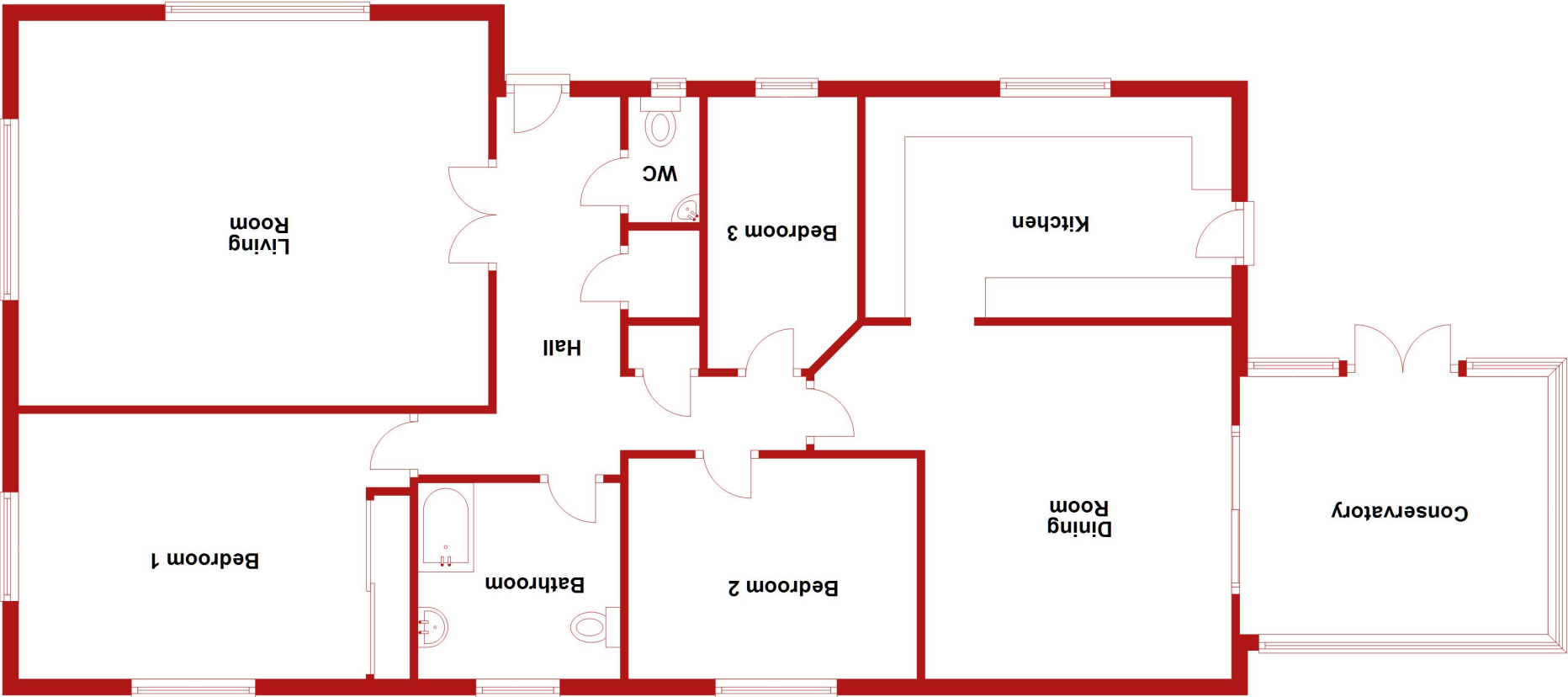


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Ground Floor
Approx. 130.0 sq. metres (1399.1 sq. feet)



Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon	St Neots	Kimbolton	Mayfair Office
60 High Street	32 Market Square	24 High Street	Cashel House
Huntingdon	St. Neots	Kimbolton	15 Thayer St, London
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1a Fen Lane, Sawtry PE28 5TG

£475,000

- Immaculately Presented Detached Bungalow
- Three Bedrooms
- Detached Garage And Ample Parking
- Walking Distance Of Village Amenities
- Vastly Improved and Modernised

- Generous Accommodation
- Living Room/Dining/Family Room And Conservatory
- Corner Plot Position
- Potential To Extend And Develop (stpp)



Storm Porch Over

UPVC double glazed door to

Entrance Hall

Double glazed window to side aspect, radiator, laminate flooring, linen cupboard with hanging and shelving, coving to ceiling, Karndean flooring.

Cloakroom

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

Living Room

19' 4" x 15' 9" (5.89m x 4.80m)

A double aspect room with double glazed windows to front and side aspects, two radiators, coving to ceiling, central feature stone effect fire place with inset electric fire.

Dining Room/Family Room

13' 9" x 12' 6" (4.19m x 3.81m)

Coving to ceiling, radiator, Karndean flooring, sliding doors to

Conservatory

11' 10" x 8' 2" (3.61m x 2.49m)

Tiled flooring, wall mounted heater, double glazed French doors to patio area, double glazed windows overlooking garden.

Kitchen

14' 9" x 9' 5" (4.50m x 2.87m)

A double aspect room with double glazed windows to front and side aspects, UPVC double glazed door to side, fitted in a Howden's comprehensive range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, space for range style cooker with extractor hood over, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, Karndean flooring.

Bedroom 1

14' 4" x 10' 10" (4.37m x 3.30m)

A double aspect room with windows to side and rear aspects, coving to ceiling, radiator, wardrobe with hanging and shelving.

Bedroom 2

11' 2" x 8' 10" (3.40m x 2.69m)

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

Bedroom 3

11' 2" x 6' 1" (3.40m x 1.85m)

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

Family Bathroom

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with mixer tap hand shower, complementing tiling, heated towel rail, shaver point, Karndean flooring.

Outside

The front garden is laid to lawn with hedging and side gated access leads to the rear garden with double timber gates leading to the block paved drive way providing off road parking for two vehicles and accesses the **Single Detached Garage** measuring 19' 8" x 8' 10" (5.99m x 2.69m) with up and over door, power, lighting and window to rear aspect. The rear garden has a patio area, an area laid to lawn, gravelled area, shrub beds, two garden sheds one being fully insulated with power and lighting, and enclosed by panel fencing and hedging.

Tenure

Freehold

Council Tax Band - TBA

Town-and-country

