

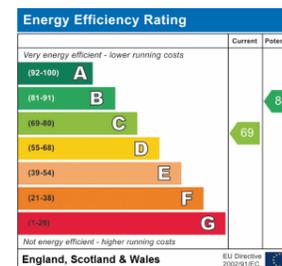


8 Westfield Road, Sawtry PE28 5TX

£285,000



- Extended Semi Detached Property
- Three Bedrooms
- Living Room
- Kitchen/Family Room
- Single Garage And Off Road Parking
- No Forward Chain
- Ideal First Time Buy
- Walking Distance Of Village Amenities



**Peter Lane**  
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Approximate Gross Internal Area  
85.8 sq m / 924 sq ft  
Garage= 12.6 sq m / 136 sq ft  
Total = 98.4 sq m / 1060 sq ft



Ground Floor

First Floor

Garage  
(Not Shown In Actual  
Location / Orientation)

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. (ID1001940)  
Housepix Ltd



## UPVC Glazed Door To

### Entrance Hall

Stairs to first floor, laminate flooring.

### Living Room

15' 1" x 11' 7" (4.60m x 3.53m)

Double glazed window to front aspect, coving to ceiling, radiator, central feature fireplace.

### Kitchen/Family Room

#### Family Area

15' 11" x 9' 2" (4.85m x 2.79m)

Double glazed window to side, coving to ceiling, radiator, under stairs storage cupboard, laminate flooring, opening to

#### Kitchen

15' 7" x 14' 5" maximum (4.75m x 4.39m)

A double aspect room with double glazed window and French doors to side and rear elevations, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, one and a half bowl single drainer sink unit, spaces and plumbing for washing machine and dishwasher, space for larder fridge, space for electric cooker, tiled flooring, coving to ceiling.

#### First Floor Landing

Access to loft space.

#### Bedroom 1

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobe.

#### Bedroom 2

8' 9" x 8' 6" (2.67m x 2.59m)

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

#### Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to front.

#### Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower over, full ceramic tiling, radiator, coving to ceiling, recessed down lighters.

#### Outside

The front garden is laid to lawn with a driveway providing off road parking for three to four vehicles leading to the **Single Garage** with outside lighting and personal door to rear garden. Side access leads to the rear garden with two seating areas, laid to lawn with shrubs, outside tap and lighting. The rear garden is enclosed by panel fencing.

#### Tenure

Freehold

Council Tax Band - B