



Manor Drive, Sawtry PE28 5UU

Guide Price £240,000

- Semi Detached Chalet Home
- Two Double Bedrooms
- Re-Fitted Kitchen
- Living/Dining Room
- Garage And Driveway Parking
- Enclosed Rear Garden
- Sought After Position
- Walking Distance of Local Shops And Amenities
- No Forward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	72	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

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Panel Door With Glazed Insert To

Entrance Hall

Stairs to first floor with understairs recess, tiled flooring.

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Re-fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven and hob, double glazed window to rear aspect, door to side aspect, understairs storage cupboard, radiator, tiled flooring.

Living/Dining Room

23' 7" x 11' 6" maximum (7.19m x 3.51m)

A double aspect room with double glazed window to front and double glazed French doors to garden aspect, two radiators, wood flooring, coving to ceiling.

First Floor Landing

Double glazed window to side aspect, access to loft space.

Bedroom 1

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

Double glazed window to front aspect, radiator, wardrobe range.

Bedroom 2

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

Double glazed window to rear aspect, radiator.

Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Fitted in a three piece coloured suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with mixer tap hand shower and independent shower unit over, double glazed window to rear aspect, vinyl floor covering, coving to ceiling.

Outside

The front garden is laid to lawn with hedging. There is parking for two vehicles accessing the **Single Garage** with up and over door, power and lighting. The rear garden has a concreted patio are, laid to lawn, timber shed and mature tree.

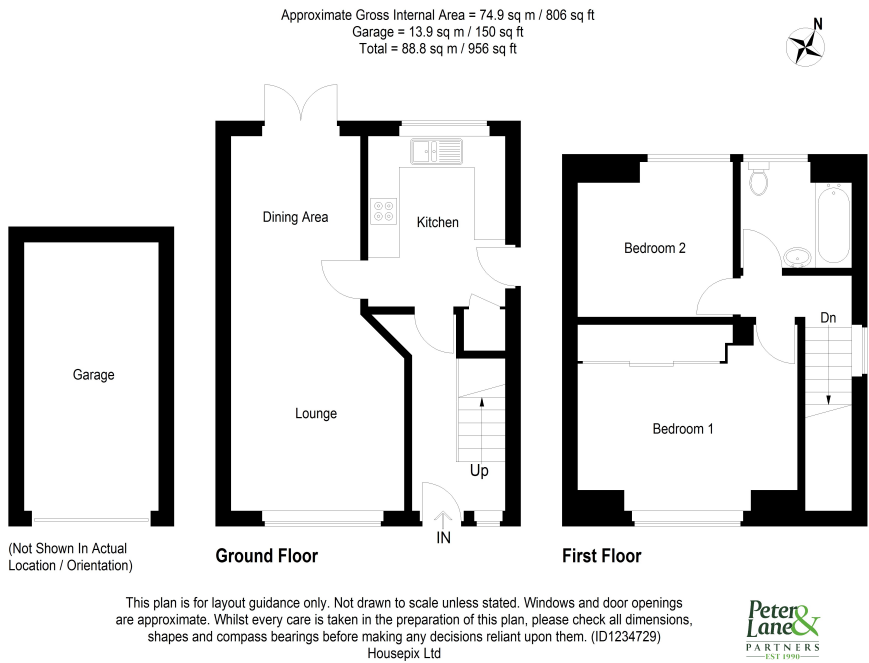
Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - B



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60 High Street
Huntingdon
01480 414800

St Ives
10 The Pavement
St Ives
01480 460800

Kimbolton
24 High Street
Kimbolton
01480 860400

St Neots
32 Market Square
St. Neots
01480 406400

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