



Bramble End, Sawtry PE28 5QH

Guide Price £360,000

- Extremely Well Presented Family Home
- Four Generous Bedrooms
- Modern Kitchen And Re Fitted Family Bathroom Suite
- Spacious Living Room And Dining Room
- Garage And Off Road Parking
- Fantastic Sized Rear Garden
- Solar Panels With Battery Storage
- Short Walk To Amenities And Schooling

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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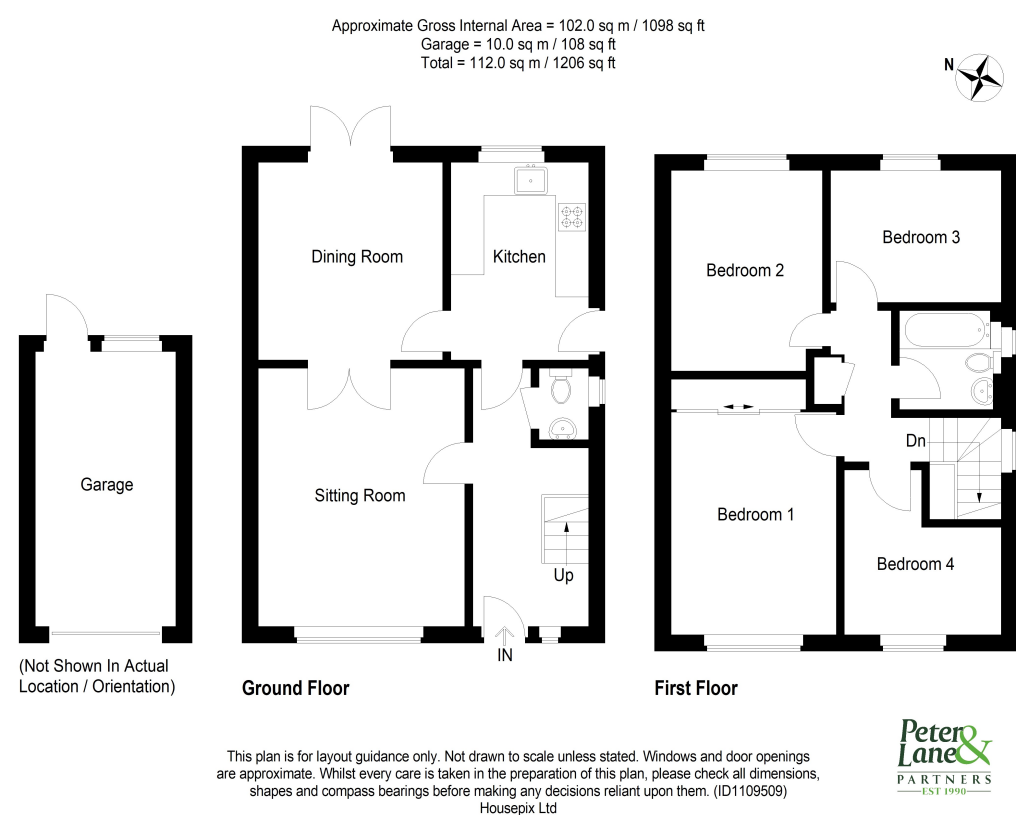
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Storm Porch Over

Composite double glazed door to

Entrance Hall

Double glazed window to front aspect, coving to ceiling, radiator, understairs storage cupboard, laminate flooring, consumer unit, stairs to first floor.

Cloakroom

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

Living Room

15' 5" x 13' 2" (4.70m x 4.01m)

Double glazed window to front aspect, coving to ceiling, radiator, central heating thermostat, double doors through to

Dining Room

11' 9" x 11' 10" (3.58m x 3.61m)

Double glazed French doors to rear aspect, coving to ceiling, radiator, laminate flooring.

Kitchen

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed window to rear aspect, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiling, ceramic single drainer one and a half bowl sink unit with mixer tap, spaces and plumbing for dishwasher and washing machine, integrated electric oven and hob with cooker hood over, space for fridge freezer, coving to ceiling, radiator, tiled flooring, UPVC double glazed door to side aspect.

First Floor Landing

Double glazed window to side aspect, coving to ceiling, linen cupboard with shelving, access to boarded loft space, with ladder, lighting, power, housing central heating boiler and batteries for Solar Panels.

Bedroom 1

13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed window to front aspect, coving to ceiling, radiator, built in wardrobes with glazed sliding doors with hanging and shelving, laminate flooring.

Bedroom 2

12' 10" x 9' 3" (3.91m x 2.82m)

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

Bedroom 3

10' 1" x 7' 6" (3.07m x 2.29m)

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

Bedroom 4

9' 8" x 9' 4" maximum (2.95m x 2.84m)

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

Family Bathroom

Double glazed window to side aspect, re-fitted in a white three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower over and shower screen, full ceramic tiling, chrome heated towel rail, tiled flooring, coving to ceiling.

Outside

A block paved driveway provides off road parking for two vehicles leading to the **Single Garage** measuring 16' 2" x 8' 2" (4.93m x 2.49m) with up and over door, power and lighting, eaves storage space, UPVC double glazed window and door to rear aspect, outside courtesy light, bench made from sleepers. Side gated access to either side lead to the rear garden which is laid to lawn with a full width patio area, decked seating area, area with bench and arbour, raised timber beds with well stocked borders, pond and with fencing and screening providing a high degree of privacy.

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-D

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