



70 Peacock Drive, Sawtry PE28 5WE

£392,500

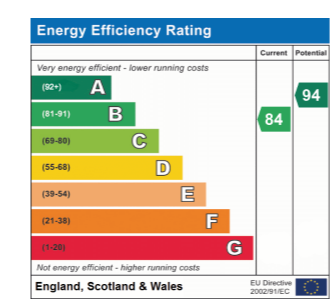
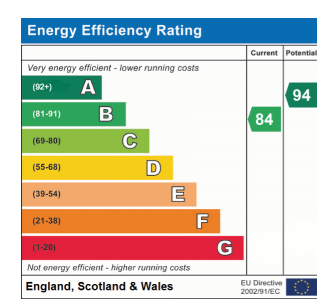
- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fantastic Kitchen/Dining Room
- Garage And Off Road Parking
- Good Sized Rear Garden
- Built In 2020
- Extremely Sought After Village
- Excellent Transport Links
- Close to Local Primary and Secondary Schooling



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Composite Double Glazed Door To

Entrance Hall

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, laminate flooring.

Cloakroom

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

Study

7' 5" x 6' 0" (2.26m x 1.83m)

Double glazed window to front aspect, laminate flooring, radiator.

Living Room

14' 8" x 9' 9" (4.47m x 2.97m)

Double glazed window to front aspect, radiator.

Kitchen/Dining Room

23' 6" x 11' 5" (7.16m x 3.48m)

Double glazed window and double glazed bi-fold doors to rear, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit with mixer tap, integrated range of Bosch appliances incorporating gas hob with cooker hood over, electric oven, dishwasher, washer dryer, fridge freezer, concealed central heating boiler.

First Floor Landing

Access to loft space, storage cupboard.

Bedroom 1

9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed window to front aspect, double built in wardrobe with hanging and shelving.

En Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin, double shower cubicle, tiled surrounds, tiled flooring, extractor fan, recessed downlighters, heated towel rail.

Bedroom 2

11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to rear aspect, radiator.

Bedroom 3

9' 6" x 9' 2" (2.90m x 2.79m)

Double glazed window to front aspect, radiator.

Bedroom 4

11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, complementing tiling, heated towel rail, tiled flooring.

Outside

The front garden is open plan and laid to lawn with courtesy light. To the side of the property is a driveway providing off road parking for two vehicles leading to the **Single Garage** with up and over door. Side gated access leads to the rear garden which is laid to lawn with patio area and enclosed by panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - D

Estate Charge - TBA

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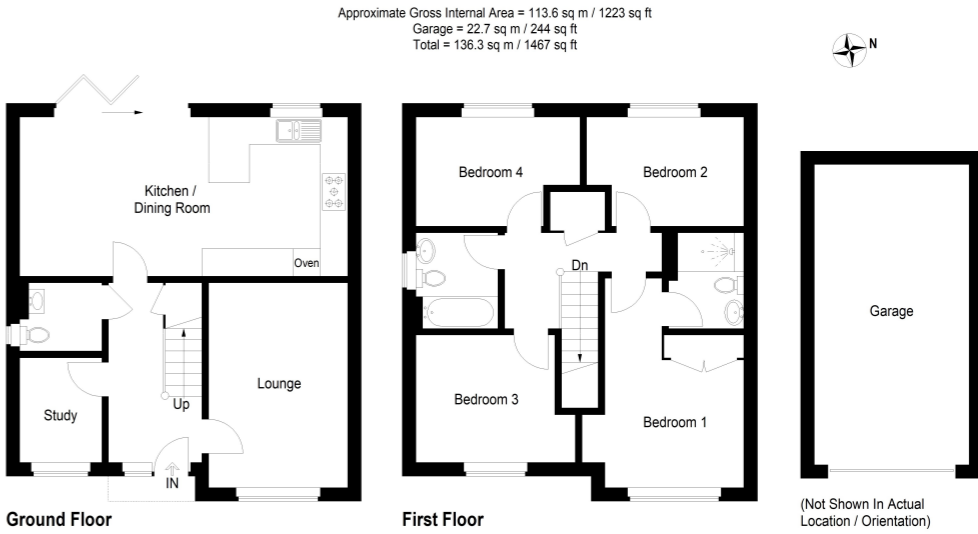
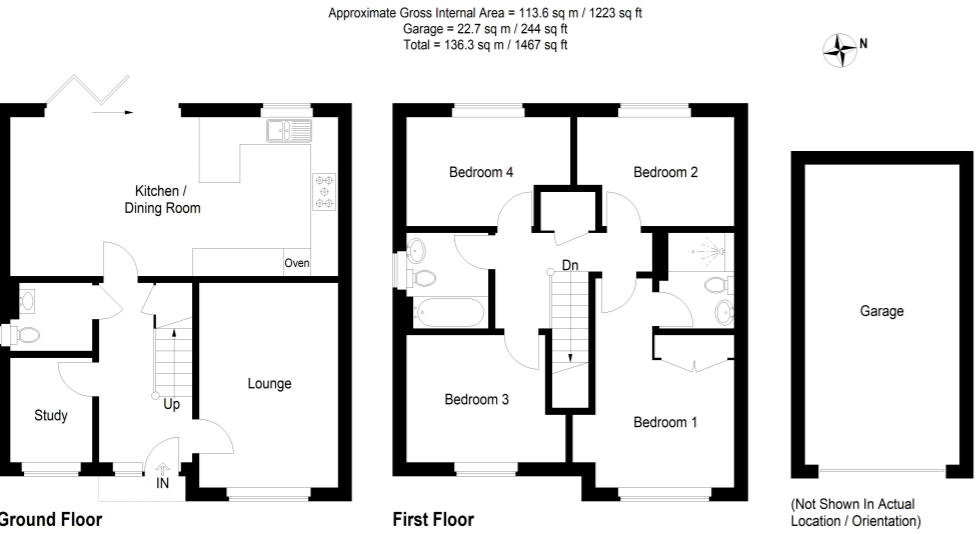
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1017806) Housepix Ltd



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