



Rockingham Road, Sawtry PE28 5SQ

£330,000



- Impressive And Extended Detached Bungalow
- Amazing Living/Kitchen/Dining Space
- Two Double Bedrooms
- Re-Fitted Shower Room
- Bi-Fold Doors Opening To Rear Garden
- Spectacular View Over St Judith's Fields
- Ample Driveway Parking
- Low Maintenance Front And Rear Gardens
- Walking Distance Of Local Shops And Amenities

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

Peter Lane
PARTNERS
—EST 1990—

Huntingdon
60 High Street
Huntingdon
01480 414800

Kimbolton
24 High Street
Kimbolton
01480 860400

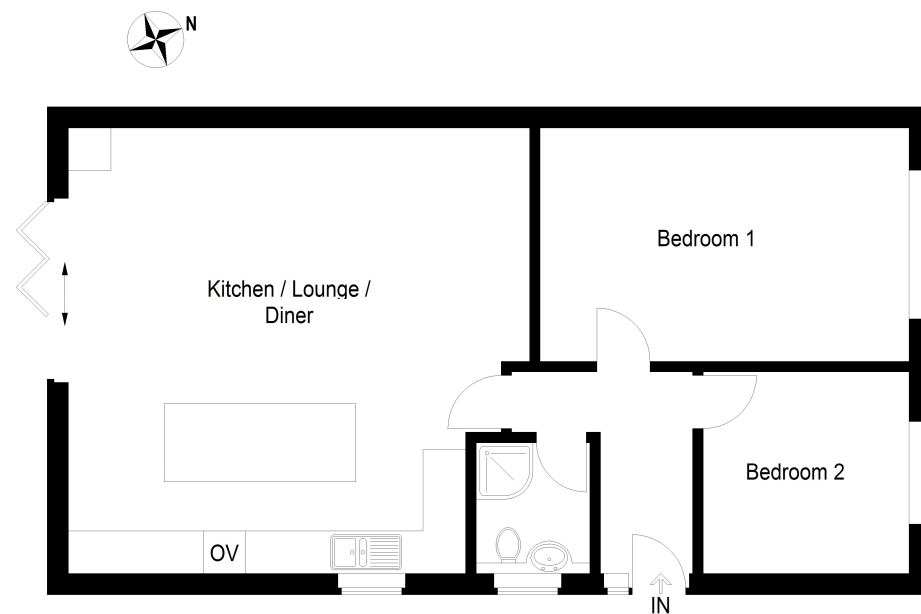
St Neots
32 Market Square
St. Neots
01480 406400

Mayfair Office
Cashel House
15 Thayer St, London
0870 1127099

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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. (ID1193836)
Housepix Ltd

Peter Lane & Partners
EST 1990



UPVC Double Glazed Door To

Entrance Hall

Double glazed window to side, radiator, coats hanging space, Karndean flooring.

Bedroom 1

16' 11" including fitted wardrobe x 10' 10" (5.16m including fitted wardrobe x 3.30m)
Double glazed window to front aspect, contemporary style radiator, fitted wardrobe.

Bedroom 2

9' 5" x 7' 9" including fitted wardrobe (2.87m x 2.36m including fitted wardrobe)
Double glazed window to front aspect, radiator, fitted wardrobe.

Family Shower Room

Double glazed window to side, re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle with fitted shower unit.

Living/Kitchen/Dining Space

21' 3" x 21' 0" (6.48m x 6.40m)
A double aspect room with double glazed windows to side and full height double glazed window to rear aspect with double glazed bi-fold doors to rear, Velux window, recessed downlighters, two vertical contemporary style radiators, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and up-stands, one and a half

bowl single drainer sink unit with mixer tap, fitted electric hob with glass back plate and extractor hood over, integrated dishwasher and washing machine, combination microwave, electric oven, integrated fridge freezer, central island breakfast bar with drawer units, Karndean flooring.

Outside

The front garden is laid to slate with a block paved driveway providing off road parking for a number of vehicles. Side gated access leads to the rear garden with a patio seating area, slate decorative beds, two garden sheds, outside tap and lighting. The garden is enclosed by panel fencing.

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 - C