



LOVETT
Sales & Lettings

£365,000



50 Middlefield Road, Sawtry, Cambridgeshire, PE28 5SH, PE28 5SH

- Detached family home
- Four bedrooms / Two bathrooms
- Refurbished throughout
- Refitted kitchen and bathrooms
- Close to schools and amenities
- Landscaped rear garden and new driveway

Full Description

A fully refurbished four bedroom detached family home close to primary and secondary schools as well as village shops and amenities. The very well presented accommodation comprises; entrance hall, wc, living room and refitted kitchen/dining room on the ground floor. The first floor has four bedrooms plus refitted en-suite and family bathrooms. The property benefits from new LVT flooring to the ground floor and new carpets and tiling throughout the first floor. Completely re-decorated throughout. Fitted kitchen appliances. Externally there is a newly landscaped rear garden and driveway leading to the garage. Gas radiator heating. UPVC windows and doors. Viewing highly recommended!

ENTRANCE HALL

UPVC entrance door leading to entrance hall. Stairs to first floor with cupboard under. Radiator. LVT Herringbone flooring. Doors leading to WC and living room.

WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. UPVC window to side.

LIVING ROOM

16' 4" x 12' 9" (4.98m x 3.89m)

Sliding door to rear garden. Feature media wall with TV point. Radiator. Archway through to kitchen/dining. LVT Herringbone flooring. Telephone point.

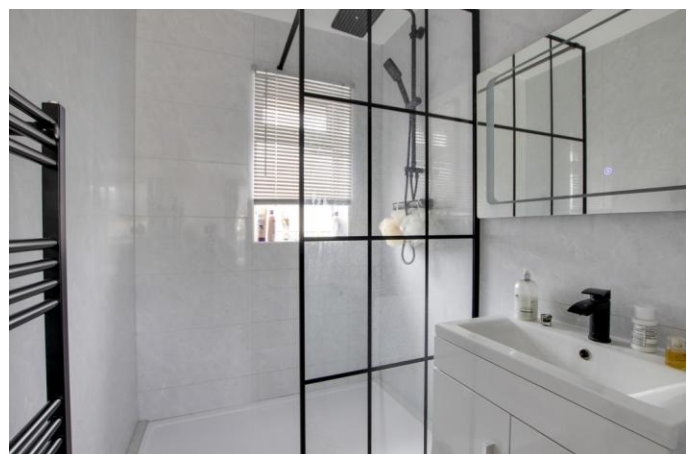
REFITTED KITCHEN / DINING ROOM

19' 7" x 10' 7" (5.97m x 3.23m)

Refitted kitchen comprising work surfaces with complementary shaker style drawers and cupboards under. Wall mounted cupboards. Breakfast bar. One and a half bowl sink with mixer tap (instant boiling water tap) and tiled splash backs. Built in electric double oven and four ring hob. Built in fridge / freezer, washing machine and dishwasher. Cupboard housing gas boiler. Radiator. LVT Herringbone flooring. Extractor fan. UPVC window to front and rear. UPVC door to side.

LANDING

UPVC window to front. Doors to bedrooms and bathroom. Airing cupboard.



BEDROOM ONE

12' 9" x 8' 9" (3.89m x 2.67m)

UPVC window to rear. Built in wardrobe. Radiator. Opening through to en-suite shower room.



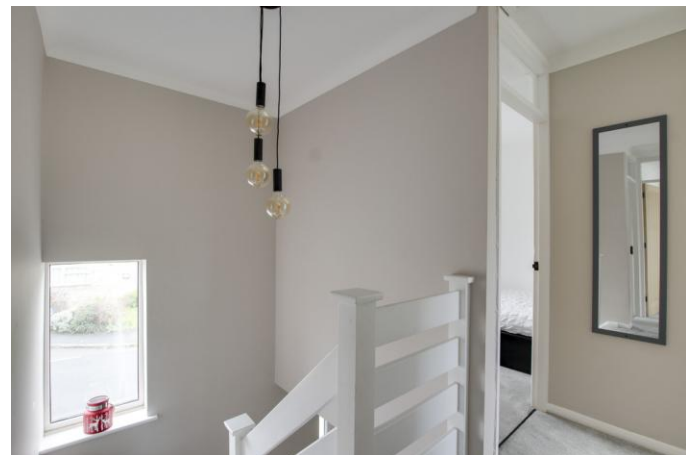
ENSUITE SHOWER

Refitted two piece white suite comprising wash hand basin and fitted shower with glass splash back and tiled walls. Heated towel rail. UPVC window to front.

BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m)

UPVC window to rear. Radiator. Built in wardrobes.



BEDROOM THREE

9' 0" x 7' 9" (2.74m x 2.36m)

UPVC window to front. Radiator.

BEDROOM FOUR

10' 0" x 6' 10" (3.05m x 2.08m)

UPVC window to rear. Radiator.

BATHROOM

Refitted three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Fully tiled walls. Heated towel rail. UPVC window to front.



REAR GARDEN

South-West facing landscaped rear garden mainly laid to lawn with raised beds and borders. Patio and decking areas. Gated access to side. Door to garage/workshop. Outside tap.

GARAGE

16' 3" x 8' 2" (4.95m x 2.49m)

Single garage with up and over door. Power and light. Door to workshop/store.

WORKSHOP/STORE

9' 8" x 8' 2" (2.95m x 2.49m)

Window and door to garden. Power and light.

DRIVEWAY

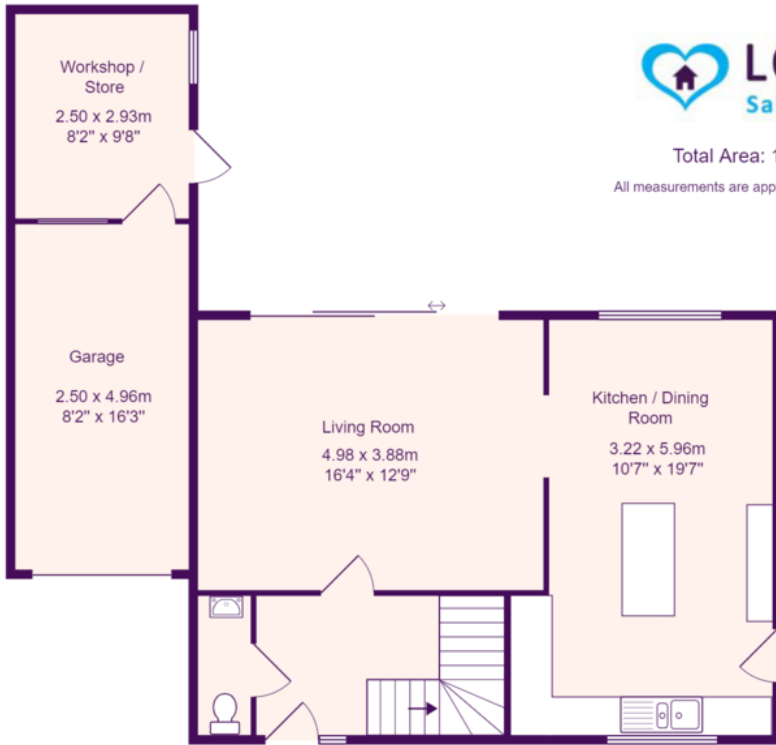
Concrete stencilled driveway and gravel providing off road parking. Gated access to side.



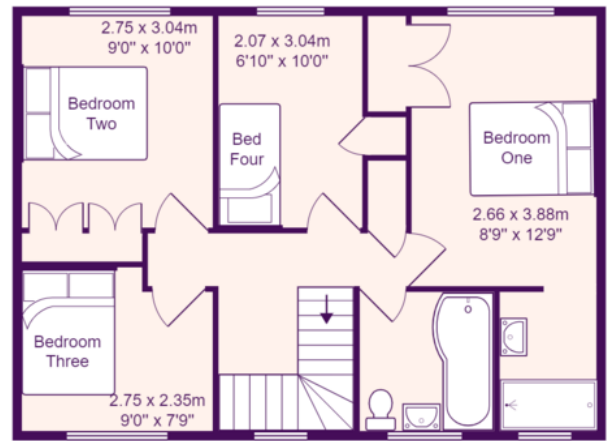


Total Area: 119.0 m² ... 1281 ft²

All measurements are approximate and for display purposes only



Ground Floor
Area: 69.7 m² ... 751 ft²



First Floor
Area: 49.3 m² ... 531 ft²

EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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24 Market Square, St Neots, Cambs, PE19 2AF

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements