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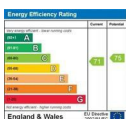
**Papyrus Way, Sawtry, Huntingdon, PE28 5TY**  
**Offers in excess of £315,000**  
**Freehold**

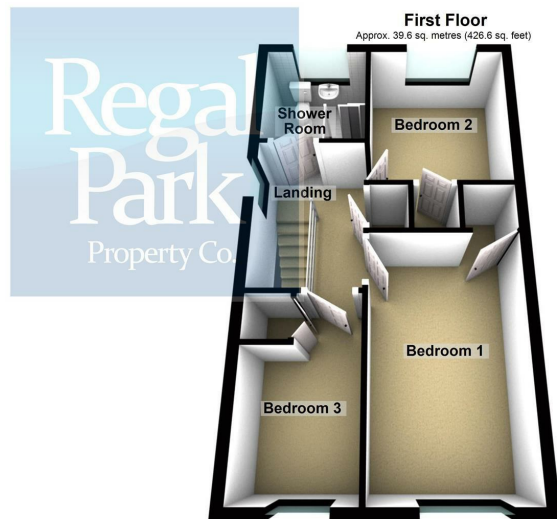
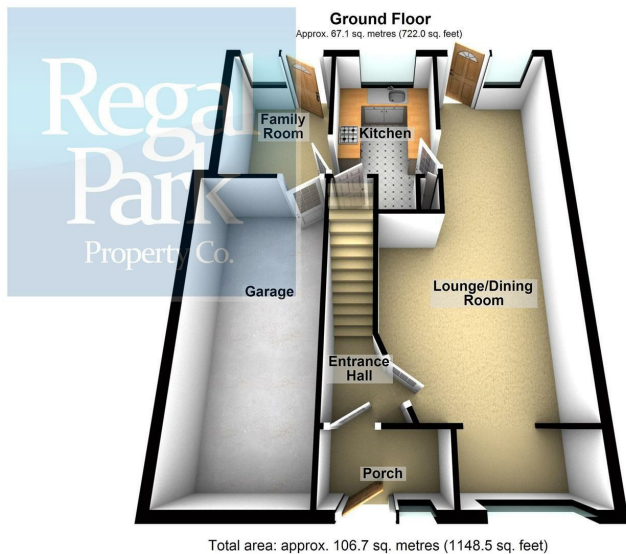
**\*CUL-DE-SAC\* \*POPULAR VILLAGE\* \*EASY ACCESS TO A1\* \*CLOSE TO LOCAL AMENITIES\***

Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular village location of Sawtry. The property is situated in a cul-de-sac, close to local amenities and is within easy access to A1. The property comprises; Porch, Entrance Hall, Lounge/Dining Room, Kitchen, Family Room.

Upstairs there are 3 Bedrooms and a Re-Fitted Shower Room.  
There is parking to the front of the property and Single Integral Garage.  
Viewings Highly Recommended.

EPC: C





#### Porch

UPVC double glazed window to front, radiator, LVT flooring, door to:

#### Entrance Hall

Radiator, fitted carpet, stairs, door to:

#### Lounge/Dining Room

25'11" x 12'3" max (7.90m x 3.73m max)

UPVC double glazed window to front, UPVC double glazed window to rear, two radiators, fitted carpet, TV point, uPVC double glazed patio door to garden, door to:

#### Kitchen

6'112 x 9'11" (1.83m x 3.02m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, uPVC double glazed window to rear, LVT flooring, storage cupboard and under-stairs pantry storage cupboard, door to:

#### Family Room

10'4" x 7'4" (3.15m x 2.24m)

UPVC double glazed window to rear, LVT flooring, uPVC double glazed obscure door to garden, door to garage.

#### Stairs and Landing

UPVC obscure double glazed window to side, fitted carpet, storage cupboard with wall mounted combination boiler, door to:

#### Bedroom 1

13'4" x 8'9" (4.06m x 2.67m)

UPVC double glazed window to front, radiator, fitted carpet, built-in storage cupboard.

#### Bedroom 2

9'8" x 8'8" (2.95m x 2.64m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in storage cupboard.

#### Bedroom 3

10'8" x 6'2" max (3.25m x 1.88m max)

UPVC double glazed window to front, fitted carpet, over-stairs storage cupboard.

#### Shower Room

Re-Fitted with three piece suite comprising of a walk in shower enclosure with fitted power shower over, pedestal wash hand basin and close coupled WC, waterproof shower panels to all walls, uPVC obscure double glazed window to rear, heated towel rail, LVT flooring.

#### Outside

There is parking to the front of the property and Integral Single Garage (19'4" x 7'11") with power and light connected, electric roller door. The rear garden has a patio area, lawn area, shed, outside tap, outside lighting, outside power socket, mature flowers and trees.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you? Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.