



20 Bruces Close

Conington PE7 3QW

Offers in the region of £275,000



## 20 Bruces Close Conington PE7 3QW

**\*\*\*Refurbished Family Home\*\*\***

Tastefully completed semi detached property on Bruces Close a popular part of the small village of Conington.

This property comprises of;

Ground Floor- entrance hall, lounge with window to the front, New kitchen/Diner with door to the garden.

First Floor- landing with window to the side, three bedrooms, New W/C and New Family Bathroom.

Outside- open frontage laid to lawn newly laid garden path, side access. To the rear of the property- an established garden mainly laid to lawn with a seating area, two outbuildings. There is ability to have additional garden which can be rented from the farmer to the rear.

This property benefits from a new heating system and close to the market town of Sawtry and major transport links. No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: A

**\*\*\*The person that owns this property has a personal or commercial association with a director of Firmin & Co\*\*\***



Ground Floor

Entrance Hall

Lounge

12'7" x 10'4" (3.86m x 3.15m)

Kitchen/Diner

19'2" max x 10'3" max (5.85m max x 3.14m max)

First Floor

Landing

Bedroom One

11'9" max x 10'4" max (3.60m max x 3.17m max)

Bedroom Two

11'1" x 9'0" (3.40m x 2.76m)

Bedroom Three

8'6" max x 8'5" max (2.60m max x 2.59m max)

Family Bathroom

W/C



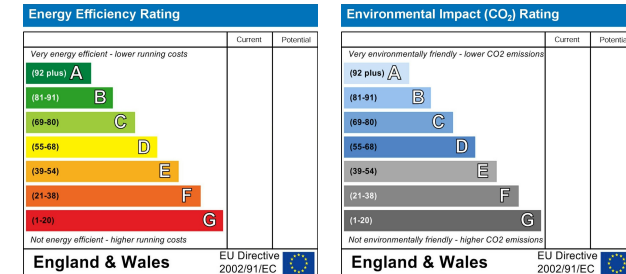
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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