



Shawley Road, Sawtry, Huntingdon

Price: Freehold £335,000

- Good size rear garden with panoramic views
- Three reception rooms
- UPVc conservatory
- Upstairs bathroom and additional
- EPC Rating: C
- Garage & storage room
- Situated on a corner plot
- Cul de sac location
- Benefitting from no onward chain



Entrance hall

Lounge

4.15m x 5.06m (13'7" x 16'7") maximum including the staircase

Dining area

2.77m x 2.64m (9'1" x 8'7") Opening to the family room and opening to:

Kitchen

2.75m x 2.28m (9' x 7'5") Door leading to:

Garage

5.05m x 2.31m (16'6" x 7'6") Leading to:

Utility room/storage room

5.07m x 2.38m (16'7" x 7'9")

Family room

3.34m x 3.02m (10'11" x 9'10")

Conservatory

2.68m x 2.96m (8'9" x 9'8")

Landing

Bedroom one

3.52m x 3.05m (11'6" x 10') maximum

Bedroom two

3.07m x 3.04m (10' x 9'11")

Bedroom three

3.78m x 2.3m (12'4" x 7'6") maximum

Bedroom four

2.6m x 1.94m (8'6" x 6'4")

Bathroom

Cloakroom

Outside Front garden with driveway to the side, leading to the garage.

Corner plot with panoramic views over open countryside to the rear.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX202128 - 0005

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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