



Newton Road, Sawtry Huntingdon
£435,000 **Freehold**

**Sharman
Quinney**

Key Features



- Spacious Detached Family Home
- Four Bedrooms + En-suite Shower Room
- Two Reception Rooms + Conservatory
- Fitted kitchen + Utility Area
- Enclosed Rear Garden

A well-presented, modern detached family home located in the popular area of Sawtry. Benefiting from easy access to the A1, local schools, and various shops, the accommodation comprises an entrance hall with stairs leading to the first-floor landing, a two-piece downstairs cloakroom, and a built-in understairs storage cupboard.

The lounge features a front-facing bay window, double doors opening to the conservatory, and a brick-built inglenook fireplace with an inset living-flame coal-effect gas fire. The dining area, currently used as a family sitting area, also features double doors leading into the conservatory.

The utility area is equipped with worktop space, a stainless steel sink unit, plumbing for a washing machine, a storage cupboard, a wall-mounted boiler, and side door access. The kitchen is fitted



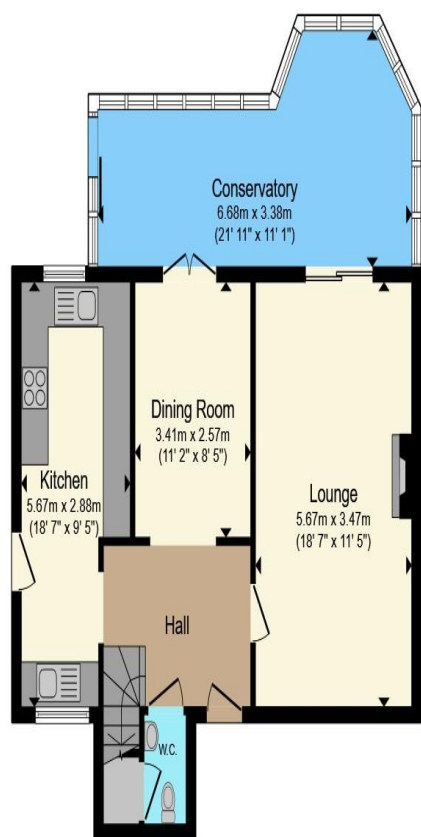
with a range of base and eye-level units, cupboards, and drawers, alongside worktop space with a 1and a half bowl sink unit, a built-in electric hob, an oven, and an integrated fridge/freezer.

On the first floor, the landing leads to four bedrooms and a family bathroom. The master bedroom benefits from a three-piece en-suite shower room.

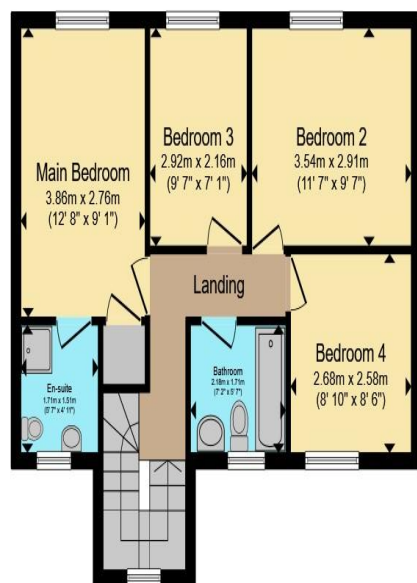
Outside, the property features a front garden and a driveway providing off-road parking for up to five cars, leading to a double garage with power and light connected. A courtesy door from the garage opens to the enclosed rear garden, which is mainly laid to lawn with mature plant and shrub borders, as well as a patio seating area."

Entrance Hall:
Downstairs Cloakroom:
Lounge:
Dining Area:
Conservatory:
Fitted Kitchen:
Utility Area:
First Floor Landing:
Bedroom 1:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Family Bathroom:
Double Garage:

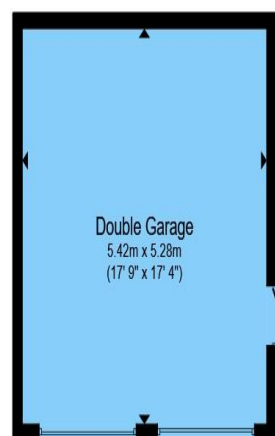




Ground Floor



First Floor



Garage

Total floor area 151.0 m² (1,625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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All measurements are listed on the floor plan.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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01733 245400

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