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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions. Shapes and compass bearings before making any decisions relating upon them. (ID950290)

The floor plan illustrates a two-story house. The First Floor (left) features a Principal Bedroom with an en-suite bathroom, Bedroom 2, Bedroom 3, Bedroom 4, and a central bathroom. The Ground Floor (right) includes a Living Room, Dining Room, Kitchen, a central bathroom, and a staircase leading up. Various rooms are labeled with letters A through T.

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Haynes Close, Sawtry Huntingdon, PE28 5ZJ



- Stunning Detached Family Home
- Four Bedrooms And En Suite
- Remote Controlled Vehicular Gates
- Popular Village Position

- Immaculate Presentation
- Contemporary Open Plan Kitchen / Breakfast Room
- Garaging And Landscaped Gardens
- Walking Distance to Local Schooling



Integral Storm Canopy Over

Port hole panel door to

Entrance Hall

Double panel radiator, stairs to the first floor, Moduleo LVT flooring.

Cloakroom

5' 5" x 3' 5" (1.65m x 1.04m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, ceramic tiling, double panel radiator, LVT flooring, fitted cloaks cupboard with hanging, shelving and lighting.



Sitting Room

20' 0" x 11' 10" (6.10m x 3.61m)

A light, contemporary triple aspect room with UPVC window to front, UPVC bay window to side aspect and further UPVC window to rear, two double panel radiators, TV and telephone point.

Kitchen/Breakfast Room

20' 3" x 11' 9" (6.17m x 3.58m)

Fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and upstands, central dividing two stool peninsular unit, single drainer one and half bowl sink unit and mixer tap, drawer units and further pan drawers, skirting level convector heater, fitted double oven with integral ceramic hob, suspended stainless steel extractor fitted above, integrated automatic dishwasher, under unit lighting, fitted fridge/freezer, recessed lighting, double panel radiator, LVT flooring, UPVC windows to two aspects with French doors accessing the garden terrace to the rear.



Utility Room

6' 8" x 6' 6" (2.03m x 1.98m)

Fitted in a range of units with work surfaces and upstands, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, LVT flooring, double panel radiator.



First Floor Galleried Landing

Double panel radiator, access to insulated loft space, fitted airing cupboard housing pressurised water system.

Family Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

Fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, panel bath and folding shower screen with mixer tap and independent shower unit fitted over, LVT flooring, heated towel rail finished in chrome, extensive contemporary tiling and recessed lighting, UPVC window to front aspect.



Master Bedroom

12' 0" x 10' 6" (3.66m x 3.20m)

UPVC window to side aspect, double panel radiator, TV and telephone point, inner access to



En Suite Shower Room

6' 10" x 6' 0" (2.08m x 1.83m)

Fitted in a three piece contemporary white suite comprising low level WC, oversized screened shower enclosure with independent shower unit fitted over, contour tiling, suspended wash hand basin with mixer tap, shaver point, heated towel rail finished in chrome, LVT flooring, UPVC window to rear aspect, recessed lighting.

Bedroom 2

11' 7" x 9' 9" (3.53m x 2.97m)

UPVC window to rear aspect, double panel radiator.

Bedroom 3

11' 7" x 9' 6" (3.53m x 2.90m)

UPVC window to front aspect, double panel radiator.

Bedroom 4

10' 7" x 9' 9" (3.23m x 2.97m)

UPVC window to side aspect, double panel radiator.

Outside

Property stands on a beautifully landscaped corner plot, the frontage is enclosed by mature Laurel hedging, selection of evergreens and laid to slate borders, outside lighting. The rear garden (measuring approximately 10.1 meters by 18 meters) is pleasantly arranged with extensive timber decked terrace, built raised planters with a selection of ornamental shrubs, lighting and tap, the gardens are enclosed by fencing and an electric sliding gate accessing the tarmac driveway giving provision for two large vehicles leading to the **Single Garage** measuring 5.93m x 3.12m with up and over door, eaves storage space, power and lighting, security lighting, there is an additional side garden laid with Astro and further timber decked seating area, ideal space for rotary line, further lighting, enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - E

Management Charge - approximately £200 pa

