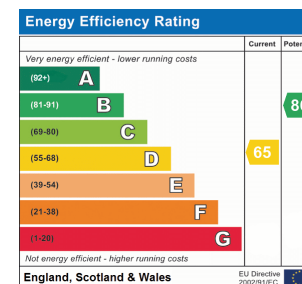




Newton Road, Sawtry PE28 5UT Guide Price £265,000

- Superb Semi Detached Property
- Three Bedrooms
- Spacious Lounge/Dining Room
- Kitchen / Breakfast Room
- Garage And Car Port
- Enclosed Rear Garden
- Walking Distance Of Local Amenities
- Excellent Transport Links
- Perfect First Time Purchase



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0870 1127099

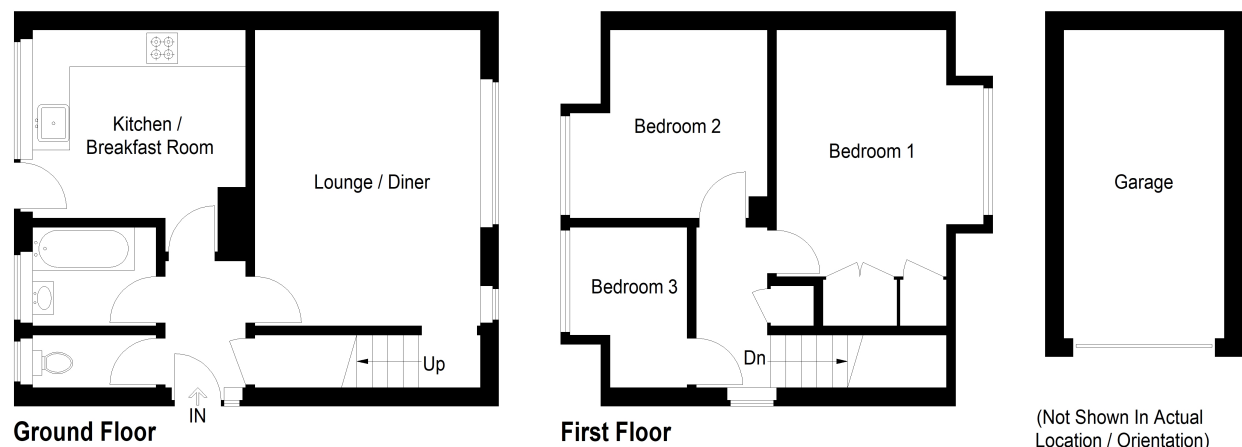
**Huntingdon 01480 414800**

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Approximate Gross Internal Area  
77.7 sq m / 836 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 90.9 sq m / 978 sq ft



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 reliant upon them. (ID1262942)  
Housepix Ltd



## Composite Double Glazed Door To

### Entrance Hall

Understairs storage cupboard, laminate floor.

### Lounge/Dining Room

15' 11" x 9' 0" (4.85m x 2.74m)

Two double glazed windows to front aspect, radiator, laminate flooring.

### Kitchen/Breakfast Room

11' 10" x 7' 3" (3.61m x 2.21m)

Double glazed window to rear and UPV double glazed door to rear, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for free-standing cooker, space for fridge freezer, radiator.

### Family Bathroom

Double glazed window to rear aspect fitted in a two piece suite comprising wash hand basin, panel bath with shower unit over, complementing tiling, radiator, tiled flooring.

### WC

Double glazed window to rear aspect, fitted with low level WC, tiled flooring.

### First Floor Landing

Double glazed window to side aspect, access to loft space, radiator, storage cupboard housing central heating boiler serving hot water system and radiators.

### Bedroom 1

13' 6" x 11' 4" (4.11m x 3.45m)

Double glazed window to front aspect, radiator, air conditioning unit.

### Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to rear aspect, radiator.

### Bedroom 3

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to rear aspect, radiator.

### Outside

To the front is a driveway providing off road parking for two to three vehicles accessing the **Car Port** and the **Single Garage** with up and over door, the front garden has additional hard standing and raised bed with outside lighting. The rear garden has a patio seating area and laid to lawn enclosed by panel fencing.

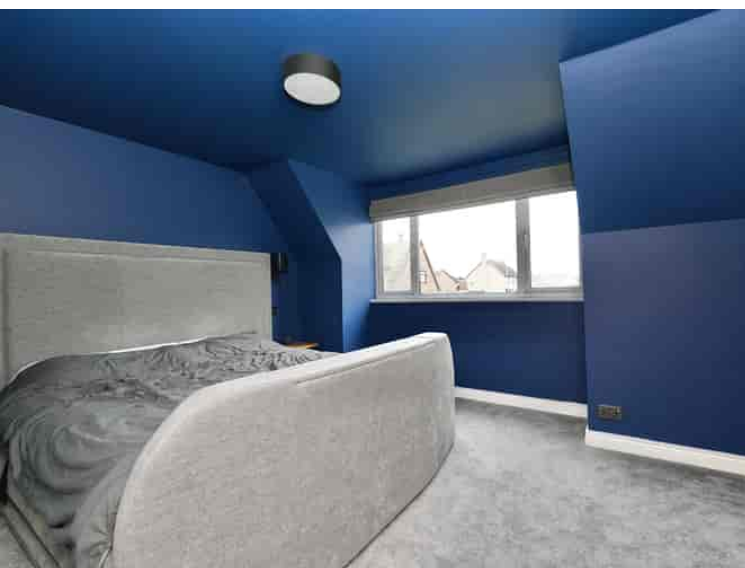
### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - B



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