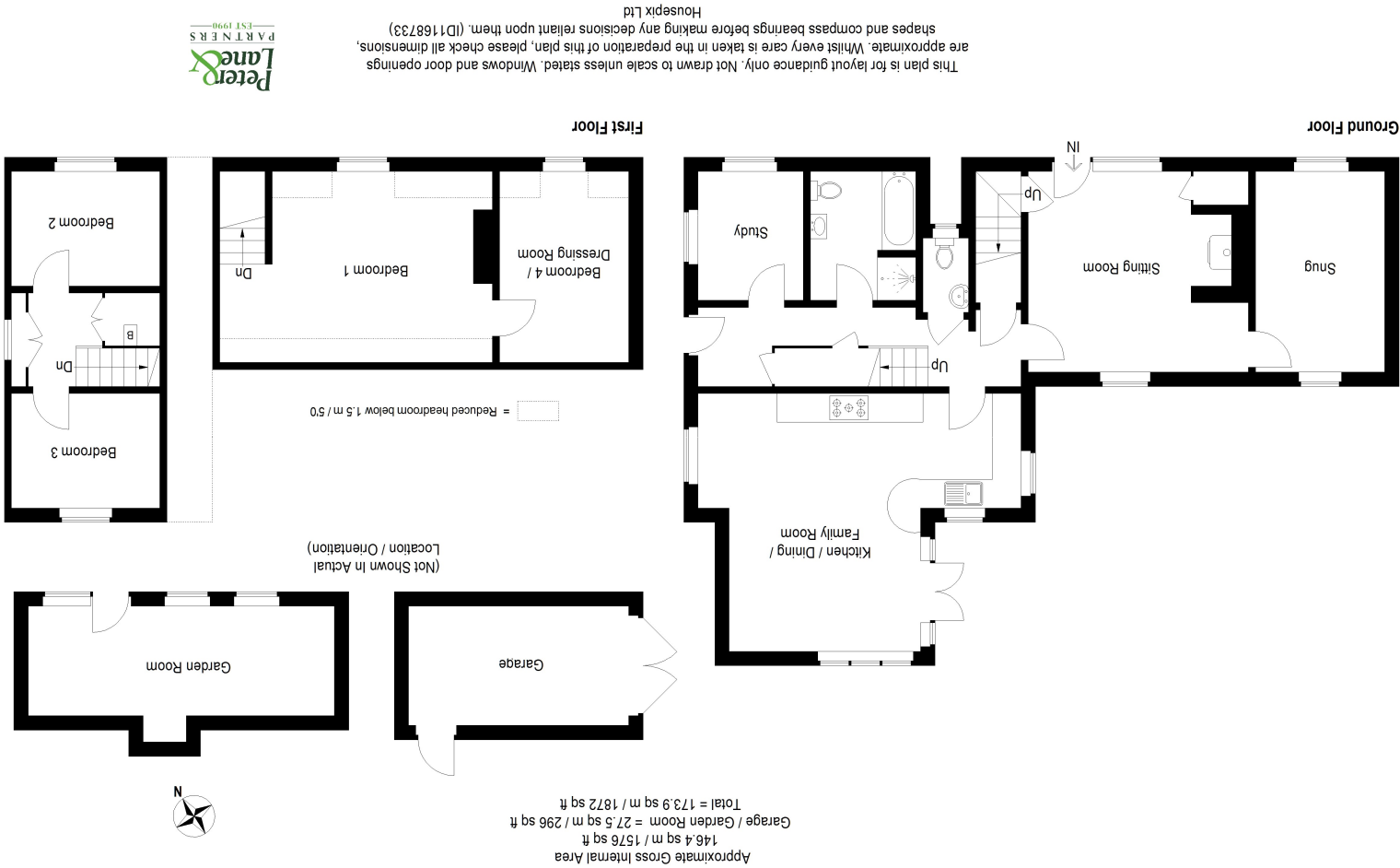


**Huntingdon branch: 01480 414800**  
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Tel : 01480 414800	Tel : 01480 406400	Tel : 01480 860400	Tel : 0870 112 7099





## Church Street, Sawtry PE28 5SZ

**Guide Price £500,000**

- Offers Considered Between £500,000 - £525,000
- Around 1576 sq ft/146.4 sq m Of Accommodation
- Offering Versatile Accommodation
- Three Bedroom With Dressing Room To Principal Bedroom/Bedroom 4
- Kitchen/Dining/Family Room
- Driveway Parking With Single Garage/Workshop

- Beautifully Presented Grade II Listed Residence
- Part Thatched With Tiled Extension
- Many Original Features
- Three Reception Rooms
- Garden Room Measuring 21'7" x 7'7" With Power
- Dating Back To Approximately 400 Years Old

### Main Entrance Door To

#### Reception Hall

Exposed beam-work, radiator, storage cupboard, stairs to first floor, central heating control, larder, tiled flooring.

#### Cloakroom

Window to front aspect, fitted in a white two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, tiled flooring.

#### Study

8' 6" x 7' 3" (2.59m x 2.21m)

A double aspect room with windows to front and side aspects, radiator, laminate flooring.

#### Family Bathroom

Window to front aspect, fitted in a white four piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath, shower cubicle with shower unit over, complementing tiling, heated towel rail, tiled flooring.

#### Sitting Room

13' 3" x 10' 7" (4.04m x 3.23m)

A double aspect room with double glazed windows to front and rear aspects, original beam work, double panel radiator, exposed brick and timber inglenook fire place with tiled hearth and inset log burner, built in storage cupboards, TV point, telephone point, parquet floor, door to stairs to Principal Bedroom.

#### Snug

13' 5" x 8' 10" (4.09m x 2.69m)

A double aspect room with double glazed windows to front and rear aspects, feature inset fire place with tiled hearth, double panel radiator, built in storage cupboards, TV point, exposed beam work., wall lights.

#### Kitchen/Dining/Family Room

22' 4" x 7' 11" (6.81m x 2.41m)

A triple aspect room with windows to both sides and rear aspects, re-fitted in a range of base, drawer and wall mounted units with complementing butchers block work surfaces, ceramic one and a half bowl sink unit with swan neck mixer tap, complementing tiling, integrated appliances incorporating automatic washing machine, tumble dryer, fridge, freezer, automatic dishwasher and water softener, space for a range style gas cooker with complementing tiled back plate and chimney style extractor fan over, space for fridge freezer, recessed lighting, glazed half ceiling, radiator, tiled floor, French doors to rear garden.

#### First Floor Landing

Access to

#### Principal Bedroom

15' 7" x 10' 3" (4.75m x 3.12m)

A double aspect room with windows to front and side aspect, double panel radiator, exposed brick work chimney breast, original beam work, TV point, door to

#### Dressing Room/Bedroom 4

12' 4" x 8' 9" (3.76m x 2.67m)

Timber flooring, original beam work, window to front aspect, wall mounted uplighter.

#### First Floor Landing

Double glazed window to side aspect, under window storage cupboard, airing cupboard housing gas central heating Combi boiler with shelving.

#### Bedroom 2

10' 1" x 7' 11" (3.07m x 2.41m)

Window to front aspect, radiator, laminate flooring.

#### Bedroom 3

10' 1" x 7' 9" (3.07m x 2.36m)

Window to rear aspect, radiator, laminate flooring.

#### Outside

The front garden has a selection of trees to include a rare "Handkerchief" tree and is laid to lawn with flower and shrub beds and borders, Pear tree and outside lighting. The gravel driveway provides off road parking for three to four vehicles leading to the **Single Garage/Workshop** of wood construction with double doors to the front, power and lighting and personal door to side. The private rear garden is stocked with a Magnolia tree, Wisteria, Apple and Hazel trees, laid to lawn with flower and shrub borders different patio seating areas one with a gazebo, garden pond, outside lighting, outside tap, wood store, green house and fully enclosed. There is a **Garden Room** measuring 21' 7" x 7' 7" (6.58m x 2.31m) with stable door and windows to front aspect, power and lighting.

#### Agents Note

The range style cooker is available via separate negotiation.

#### 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 - D

