



**Sharman
Quinney**
sharmanquinney.co.uk
YAXLEY 01733 245400
For sale

Middlefield Road, Sawtry Huntingdon
Guide Price £250,000 Freehold

**Sharman
Quinney**

Key Features



- Extended downstairs
- 25' Lounge/diner
- Separate family room
- Re-fitted kitchen and bathroom
- Downstairs cloakroom

Guide Price £250,000-£255,000. Extended downstairs to offer a separate family room or downstairs study and still has an impressive 25' lounge/diner. Benefitting from a re-fitted kitchen and bathroom, also has a downstairs cloakroom, garage and long driveway. Beautifully presented throughout.

Entrance porch

Lounge/diner 7.82m x 3.62m (25'6" x 11'9")
maximum into recess

Kitchen 3.47m x 2.11m (11'4" x 6'9") maximum
into recess

Family room 3.05m x 2.94m (10' x 9'6")



Cloakroom

First floor landing

Bedroom one 3.73m x 2.64m (12'3" x 8'8")

Bedroom two 3.35m x 2.66m (11' x 8'9")

Bedroom three 2.58m x 1.83m (8'6" x 6')
maximum into recess

Family bathroom

Outside Open plan front garden, long driveway to
the side leading to the garage. Enclosed rear
garden.





Ground Floor

First Floor

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.focalagent.com

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01733 245400

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 01733 245400

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