



Spriggs Close, Sawtry Huntingdon
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Family Home
- Village and Cul De Sac Location
- Four Bedrooms & En Suite Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room

Well Presented Detached Family Home positioned within a private road in the popular Village of Sawtry and in easy access to the A1, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing and doors giving access to , Downstairs Cloakroom, Lounge with a bay window to the front and double glazed patio doors to the rear garden, Separate Dining Room also with a bay window to the front, Kitchen/Breakfast Room with built-in gas hob, electric double oven, fridge/freezer and dishwasher, Utility Room with plumbing for a dishwasher and space for a tumble dryer, door giving access to the rear garden, upstairs First Floor Landing has doors to the Four Bedrooms, Refitted En-Suite Shower Room with a good size walk in shower cubicle, Family Bathroom, Outside double width driveway providing off road parking



and leads to the Double Garage with two metal up and over doors, option to add first floor accommodation to garage with ability to expand the house to a 5 or 6 bed house without encroaching on the garage (STP), light and power connected, courtesy door to the private Enclosed Landscaped Rear Garden, laid mainly to lawn, paved patio seating area, oriental style features, trees and shrubs.

Accommodation Includes

Entrance Hall:

Downstairs Cloakroom - 6'9" x 3' (2.06m x .9m)

Lounge - 19'5"max x 10'3"max (5.92m x 3.12m)
(excluding bay window) Wood burning Stovax Fire

Separate Dining Room - 10'2" x 9'9" (3.10m x 2.97m) (excluding bay window)

Kitchen/Breakfast Room - 14'4"max x 11'4"max
(4.37m x 3.45m) (l/shaped room)

Utility Room - 6'9" x 6'4" (2.06m x 1.93m)

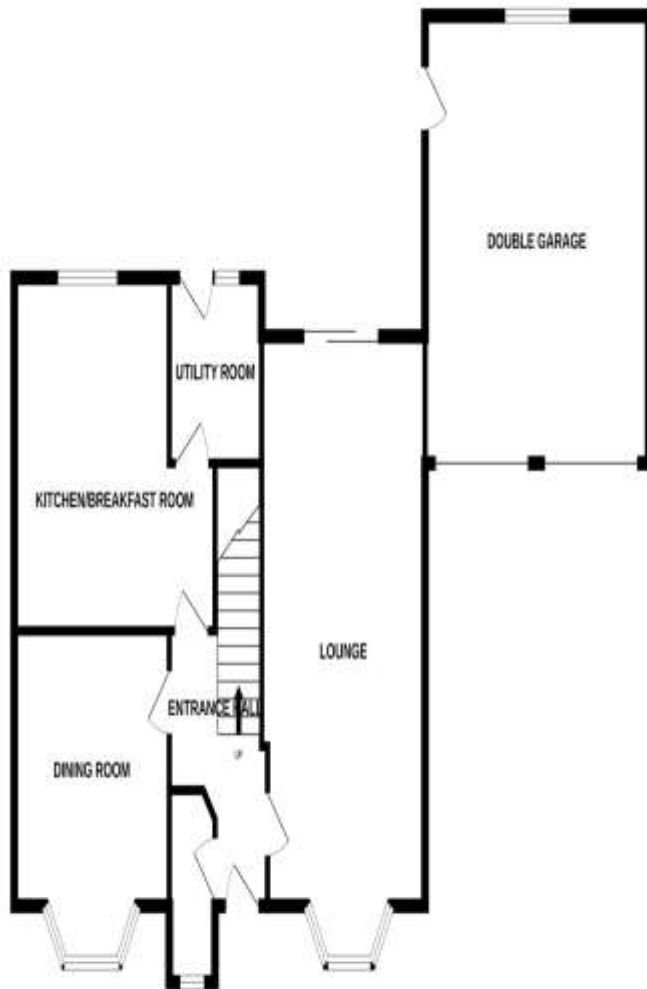
First Floor Landing:

Bedroom 1 - 11'2"max x 12'max (3.40m x 3.66m)
(including door recess)

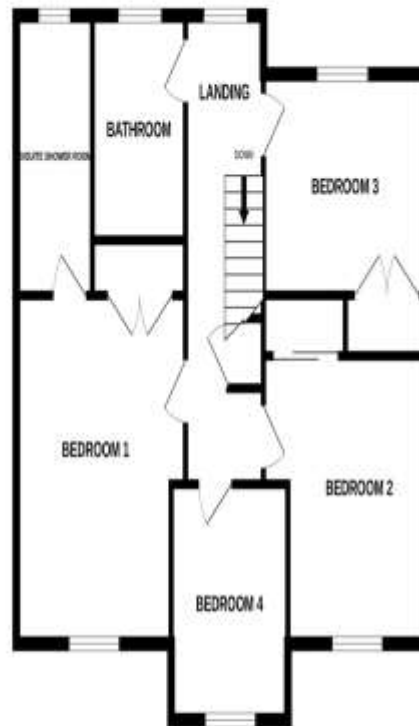
En-Suite Shower Room - 9'4"max x 5'2"max



GROUND FLOOR



1ST FLOOR



(2.84m x 1.57m)

Bedroom 2 - 10'9" x 7'7" (3.28m x 2.31m)

Bedroom 3 - 9'9" x 9'4" (2.97m x 2.84m)
(excluding door recess)

Bedroom 4 - 8'2" x 7'7" 2.49m x 2.31m)

Family Bathroom:- 7'2" x 5'5" (2.18m x 1.65m)

Double Garage - 17'8"max x 17'1"max (5.33m x 5.18)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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