



**Manor Drive, Sawtry Huntingdon PE28 5UU**



**welcome to**

**Manor Drive, Sawtry Huntingdon**

A well proportioned HOME, set in a pleasant cul de sac location and offering : entrance hall, lounge diner, kitchen, conservatory, two bedrooms, bathroom, garage driveway & gardens. This home is offered with no onward chain & could make an ideal first purchase.



### **Entrance Hall**

Radiator, stairs to first floor with understairs cupboard.

### **Lounge Diner**

23' 8" x 11' narrowing to 8' 3" ( 7.21m x 3.35m narrowing to 2.51m )

Double glazed window to the front & door to the rear into conservatory, radiator, laminate flooring.

### **Conservatory**

7' 9" x 6' 5" ( 2.36m x 1.96m )

Of double glazed construction with door to the side.

### **Kitchen**

10' 8" x 8' 8" ( 3.25m x 2.64m )

Double glazed window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards. Cooker point, plumbing for washing machine, wall mounted gas central heating boiler, understairs pantry cupboard.

### **First Floor Landing**

Double glazed window to the side, access to the loft.

### **Bedroom 1**

14' x 9' 6" max plus doorway ( 4.27m x 2.90m max plus doorway )

Double glazed window to the front, radiator, built in wardrobes.

### **Bedroom 2**

10' 1" x 9' 10" max ( 3.07m x 3.00m max )

Double glazed window to the rear, radiator.

### **Bathroom**

Frosted double glazed window to the rear, panel bath with shower mixer tap and shower with screen, hand wash basin set into vanity unit, close coupled wc ,radiator.

### **Outside The Property**

The front garden is laid to open plan lawn with a block paved driveway leading to the garage. The rear garden offers a paved patio area and is laid to lawn with borders.



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## Manor Drive, Sawtry Huntingdon

- entrance hall
- lounge diner, kitchen, conservatory
- two bedrooms, bathroom
- gardens, garage & driveway
- no onward chain, COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: D

# £245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108336 - 0006

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