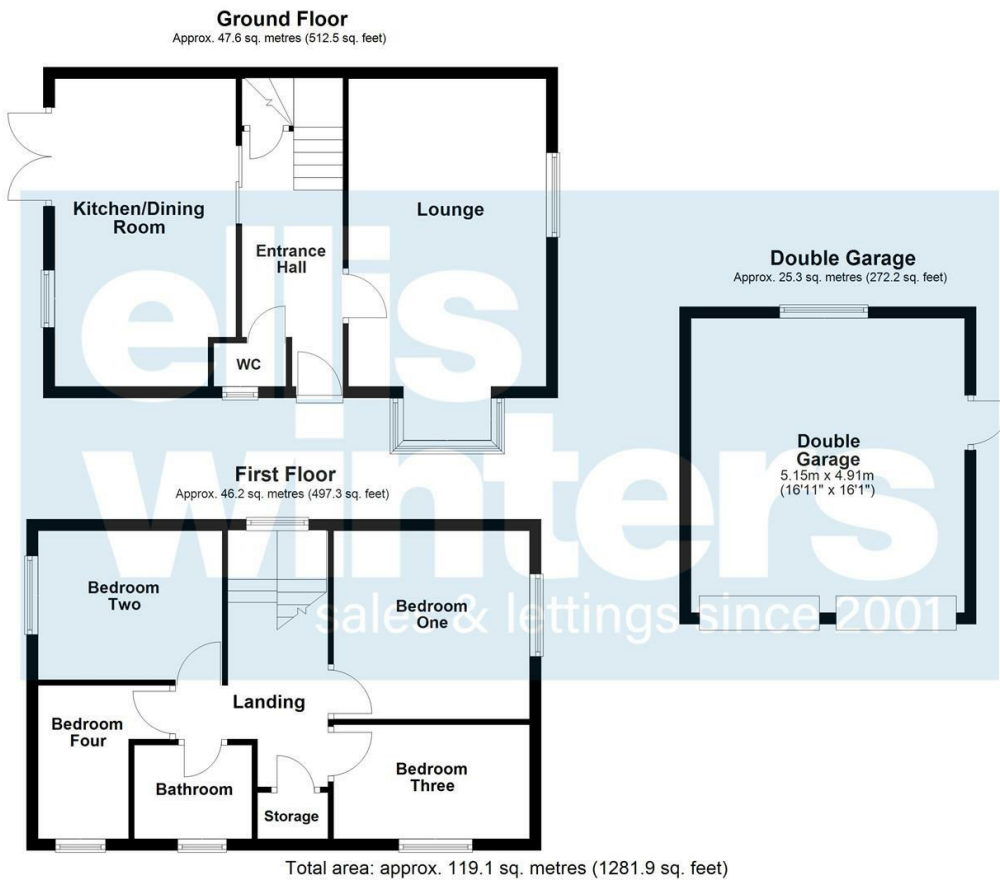




Ground Floor

Entrance Hall
4.46m (14'8") max x 1.77m (5'10")

Lounge
5.38m (17'8") x 3.45m (11'4")

Kitchen/Dining Room
5.38m (17'8") x 3.17m (10'5")

WC

First Floor

Landing

Bedroom One
3.42m (11'3") x 3.29m (10'10")

Bedroom Two
3.22m (10'7") x 2.60m (8'6")

Bedroom Three
3.42m (11'3") x 1.99m (6'6")

Bedroom Four
2.68m (8'9") x 2.00m (6'7")

Bathroom

Outside
To the front of the property, two separate lawn areas with mature shrubs and bark boarder the property and driveway. The double driveway provides off road parking, leading to a detached double garage with two up and over doors and power and light connected. There is gated access leading to the enclosed south-eastly garden, which has been landscaped with a paved patio seating area, large

lawn spanning the width of the plot and raised beds with hedging, tree's and seasonal flowers planted.

Further Information
Tenure: Freehold
Council Tax: D
EPC: C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£425,000
Sweetings Road
Huntingdon, , PE29 2JS

PROPERTY SUMMARY

An immaculately presented, detached home in the popular town of Godmanchester. The property offers a spacious entrance hallway with a w/c and ample storage, generous separate lounge and a modern kitchen/ dining room complete with fitted appliances and French doors leading to the garden. Upstairs, four well proportioned bedrooms and a family bathroom complete the accommodation. Outside, a front lawn spans the side of the property and the driveway provides off road parking for multiple cars, leading to a detached double garage with power and light connected and a further lawn space is to the side of the garage too. Gated access leads to the south eastly enclosed rear garden benefitting from a landscaped patio, large lawn across the back of the property and garage and is boarded with raised beds stocked with trees and seasonal flowers. Ideally situated a short distance from local schools, amenities and parks along with A1/A14 road connections and Huntingdon's mainline train station, this property would make an ideal family home.

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