



Fen Lane, Sawtry Huntingdon
£395,000 Freehold

**Sharman
Quinney**

Key Features



- Renovated Detached Family Home
- Downstairs Extension
- Three Double Bedrooms
- Open Plan kitchen & Dining Area
- Good Size Living Room

Located in the Village of Sawtry with easy access to the A1, local shops and schools, benefits from having a bus stop close by, this completely renovated - New electrical wiring and plumbing throughout. New doors and windows. Extended Detached Family Home sits on a generous plot offering a large garden area and driveway providing ample Off Road Parking, being Sold with No Upward chain and in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors giving access to the Living Room with a feature fire place with marble surround, French doors to patio area, bow window to the front, Spacious Open Plan kitchen and Dining Area which has a range of fitted base and eye level units, cupboards and drawers, display cabinets, matching breakfast bar, worktop space with a Belfast sink and a mixer tap, built-in electric



hob with an extractor over, built-in fridge/freezer and dishwasher, French doors to the rear garden, door to the Utility Room with worktop space, stainless steel sink unit, cupboard under, plumbing for washing machine, cupboard housing the wall mounted heating boiler, built-in understairs storage cupboard, door to the rear garden and a door to the Two Piece Downstairs Cloakroom, Upstairs First Floor Landing has doors to the Three Bedrooms, Four Piece Family Bathroom comprising of a walk-in shower cubicle with a hand shower attachment, free standing bath also with a hand shower attachment, low level wc, wash hand basin with drawers under, heated towel rail, Outside double gated access to the driveway and to the large garden area.

Entrance Hall:

Living Room:

Open Plan Kitchen & Dining Area.

Utility Room:

Downstairs Cloakroom:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Four Piece Bathroom:

All measurements are listed on the floor plan.

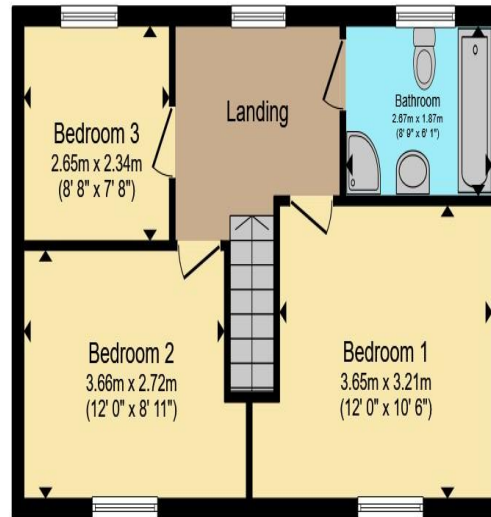
Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of



land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Ground Floor



First Floor

Total floor area 107.7 m² (1,159 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203980 - 0002

