



25 Chesham Road, Sawtry, PE28 5XB



Asking Price: £425,000

Freehold

Chesham Road, Sawtry, PE28 5XB

- Detached Bungalow
- Extended and Renovated
- Four Bedrooms
- Three Bathrooms
- Cul-de-Sac Location
- Larger than Average Plot
- Garage and Driveway
- Easy Access to Road Links and Amenities
- Freehold
- Energy Rating: B/85

A superb four-bedroom bungalow which has been thoughtfully rebuilt and renovated to a high standard within the last year, offering stylish, contemporary living with excellent energy efficiency.

The heart of the home is the impressive open-plan kitchen, dining area and living room creating a bright and sociable environment ideal for both everyday family life and entertaining. The property provides four well-proportioned bedrooms, including two with modern en-suite shower rooms, complemented by a further family bathroom.

Energy efficiency has been thoughtfully considered, with an air source heat pump providing an efficient heating solution.

Outside, the property continues to impress with a generous rear garden, offering plenty of space for entertaining and relaxing. There is also ample off-road parking to the front, together with a generous garage providing excellent storage and practical versatility.

The property is conveniently located within close proximity to shops and amenities and is a rare opportunity to acquire a substantially rebuilt and beautifully renovated four-bedroom bungalow, combining modern living, generous accommodation and excellent outdoor space.

Huntingdon District Council
Council Tax Band: C
Draft details subject to approval



Accommodation

Kitchen

13'7" x 11'5" (4.14m x 3.48m).

Living/Dining Room

22'8" x 8'7" (6.9m x 2.62m).

Hallway

10'6" x 2'6" (3.2m x 0.76m).

Bedroom One

13' x 10'1" (3.96m x 3.07m).

En-Suite

7'5" x 3'3" (2.26m x 1m).

Bedroom Two

15'6" x 8'9" (4.72m x 2.67m).

En-Suite

7'5" x 3'3" (2.26m x 1m).

Bedroom Three

10'1" x 9'4" (3.07m x 2.84m).

Bedroom Four

9'8" x 6'11" (2.95m x 2.1m).

Bathroom

6'6" x 5'8" (1.98m x 1.73m).

Garage and Driveway

Rear Garden



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



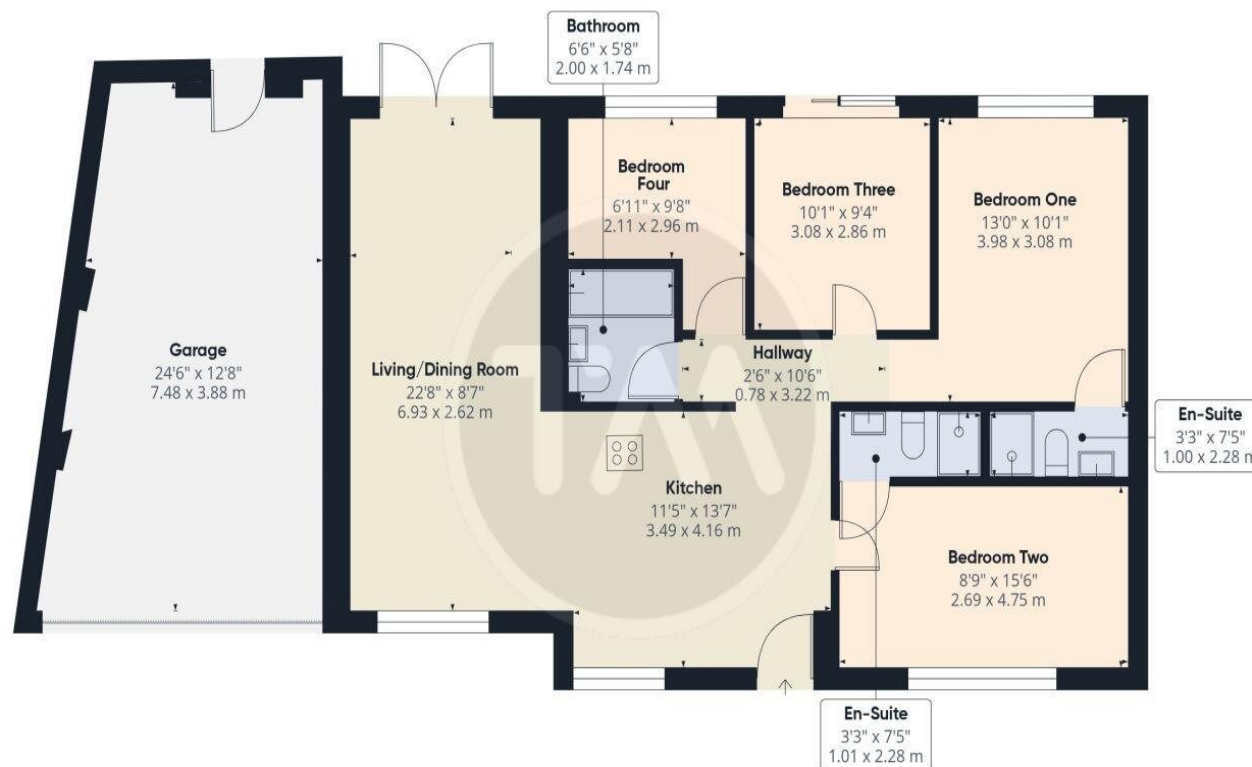
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