



2 Glatton Road, Sawtry, PE28 5SY





Asking Price: £650,000

Freehold

Glatton Road, Sawtry, PE28 5SY

- Detached Home
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Downstairs WC
- Swimming Pool
- Large Plot
- Freehold
- Energy Rating: D/59

Offered to the market with no onward chain, this stunning property presents a rare opportunity to create an exceptional forever home. Set on a substantial plot, the property also offers exciting potential for further development, subject to the necessary planning permissions.

Upon entering, a welcoming and spacious entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor. Two generously proportioned reception rooms are positioned on either side of the hallway, offering versatile spaces for both family living and entertaining. To the rear of the property, the kitchen/breakfast room is complemented by a separate utility room, while a study and ground-floor WC complete the accommodation.

The first floor offers four generously sized bedrooms, including a principal bedroom with an en suite shower room, together with a family bathroom.

Externally, the property occupies an impressive plot and benefits from a double garage, swimming pool and extensive driveway, providing ample parking. With its generous accommodation, substantial grounds and excellent potential, this is a truly exciting opportunity to create a wonderful family home.

Huntingdon District Council
Council Tax Band: F

Draft details subject to approval

Accommodation

Ground Floor

Entrance Hall 5'11" x 15'6" (1.8m x 4.72m).

Living Room 12'5" x 25'11" (3.78m x 7.9m).

Dining Room 12'5" x 13'2" (3.78m x 4.01m).

Kitchen / Breakfast Room 15'11" x 12' (4.85m x 3.66m).

Utility Room 11'3" x 5'9" (3.43m x 1.75m).

Hallway 4'3" x 9'1" (1.3m x 2.77m).

Study 8'2" x 6'2" (2.5m x 1.88m).

WC 5'5" x 2'6" (1.65m x 0.76m).

First Floor

Landing 5'11" x 19' (1.8m x 5.8m).

Bedroom 11'10" x 15'8" (3.6m x 4.78m).

Bathroom 8'2" x 7'8" (2.5m x 2.34m).

Bedroom 12'5" x 13'2" (3.78m x 4.01m).

Bedroom 12'4" x 13'5" (3.76m x 4.1m).

Bedroom 8'9" x 12'1" (2.67m x 3.68m).

Bathroom 9'9" x 6'4" (2.97m x 1.93m).

Outside

Garage 17'11" x 18'2" (5.46m x 5.54m).

Storage Room 9'1" x 8'6" (2.77m x 2.6m).

Swimming Pool 40'6" x 34'9" (12.34m x 10.6m).



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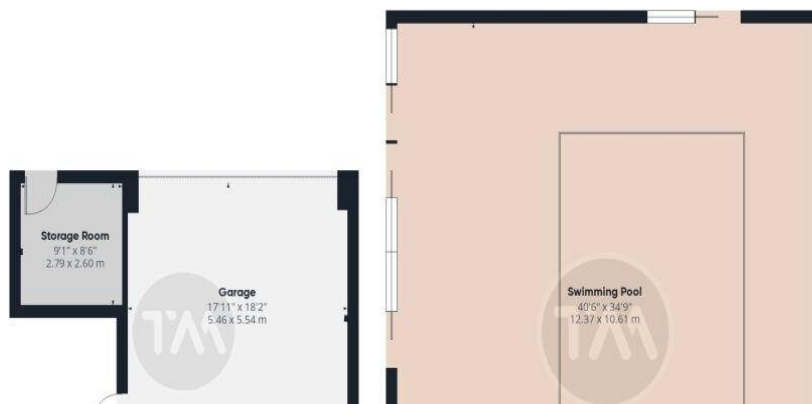
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