

56 Beaumaris Road, Sawtry, PE28 5SF

THOMAS MORRIS







Offers Over: £350,000

Freehold

Beaumaris Road, Sawtry, PE28 5SF

- Spacious Detached Family Home
- Modern Kitchen/Dining Room
- Downstairs WC
- Modern Refitted Bathroom
- Cul-de-Sac Position
- Village with Good Amenities and Road Links
- Double Width Driveway
- Garage
- Freehold
- Energy Rating: TBC

Situated in the popular village of Sawtry, this attractive detached home offers spacious family accommodation, a generous landscaped rear garden and excellent transport connections, making it an ideal choice for families and commuters alike.

The ground floor comprises a welcoming entrance hall, a spacious living room, and a well-proportioned kitchen/diner, perfect for family mealtimes and social occasions. A convenient downstairs WC adds further practicality.

Upstairs, the property offers four well-sized bedrooms, providing flexibility for growing families, guests or those working from home. The accommodation is completed by a recently modernised family bathroom, finished in a contemporary style.

Externally, the property benefits from a double driveway providing ample off-road parking, together with a garage offering additional parking or storage. To the rear, a good-sized, beautifully landscaped garden creates an attractive outdoor space.

Sawtry is a well-established and popular village ideally positioned between Huntingdon and Peterborough, offering a great balance of village life, everyday convenience and accessibility. The village benefits from a range of local amenities, including shops, a pharmacy, a library, healthcare facilities and leisure amenities, as well as local pubs and community facilities.

Huntingdon District Council
Council Tax Band: D

Draft details subject to approval

Accommodation

Entrance Hall
13'6" x 3'6" (4.11m x 1.07m).

Living Room
6'6" x 12'7" (1.98m x 3.84m).

Kitchen/Dining Room
26'5" x 9'8" (8.05m x 2.95m).

Downstairs WC
5'8" x 2'11" (1.73m x 0.9m).

Landing

Bedroom One
14'8" x 10'3" (4.47m x 3.12m).

Bedroom Two
11'6" x 10' (3.5m x 3.05m).

Bedroom Three
9'6" x 8'1" (2.9m x 2.46m).

Bedroom Four
9'5" x 8'1" (2.87m x 2.46m).

Bathroom
7'9" x 5'3" (2.36m x 1.6m).

Garage
16'2" x 9'3" (4.93m x 2.82m).

Double Width 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.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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