

35 Coppins Close, Sawtry, PE28 5UB

THOMAS MORRIS







Asking Price: £290,000
Freehold

Coppins Close, Sawtry, PE28 5UB

- No Onward Chain
- Cul-de-Sac Location
- Detached Family Home
- Good Size Living Room
- Open-Plan Kitchen/Dining Space
- Sunroom/Additional Reception Room
- Driveway
- Village with Good Amenities and Road Links
- Freehold
- Energy Rating: C/72

Situated in the popular village of Sawtry, this attractive three-bedroom detached home offers generous living accommodation, a spacious corner plot garden.

The property welcomes you with a generous living room, providing an ideal space for relaxing and entertaining. To the rear, the kitchen/diner offers a sociable setting for family meals and everyday living, with the added benefit of a sunroom overlooking the garden, creating a wonderful additional reception space to enjoy throughout the year.

Upstairs, the property boasts three well-proportioned bedrooms, all served by a family bathroom.

Externally, one of the property's standout features is its generous corner plot garden, offering plenty of outdoor space for families, gardening enthusiasts or those who enjoy entertaining outside.

Located in the well-regarded village of Sawtry, the property is conveniently positioned for local amenities, schools and transport links, making it an excellent choice for families, first-time buyers or those looking for more space.

Huntingdon District Council
Council Tax Band: C

Draft detail subject to approval

Accommodation

Entrance Porch
5'9" x 4'1" (1.75m x 1.24m).

Living Room
16'8" x 13'11" (5.08m x 4.24m).

Kitchen/Diner
16'7" x 8'11" (5.05m x 2.72m).

Sunroom
8'9" x 7'6" (2.67m x 2.29m).

Landing

Bedroom One
12'9" x 10'1" (3.89m x 3.07m).

Bedroom Two
10'2" x 10'2" (3.1m x 3.1m).

Bedroom Three
8'5" x 6'4" (2.57m x 1.93m).

Bathroom
6'4" x 5'6" (1.93m x 1.68m).

Driveway

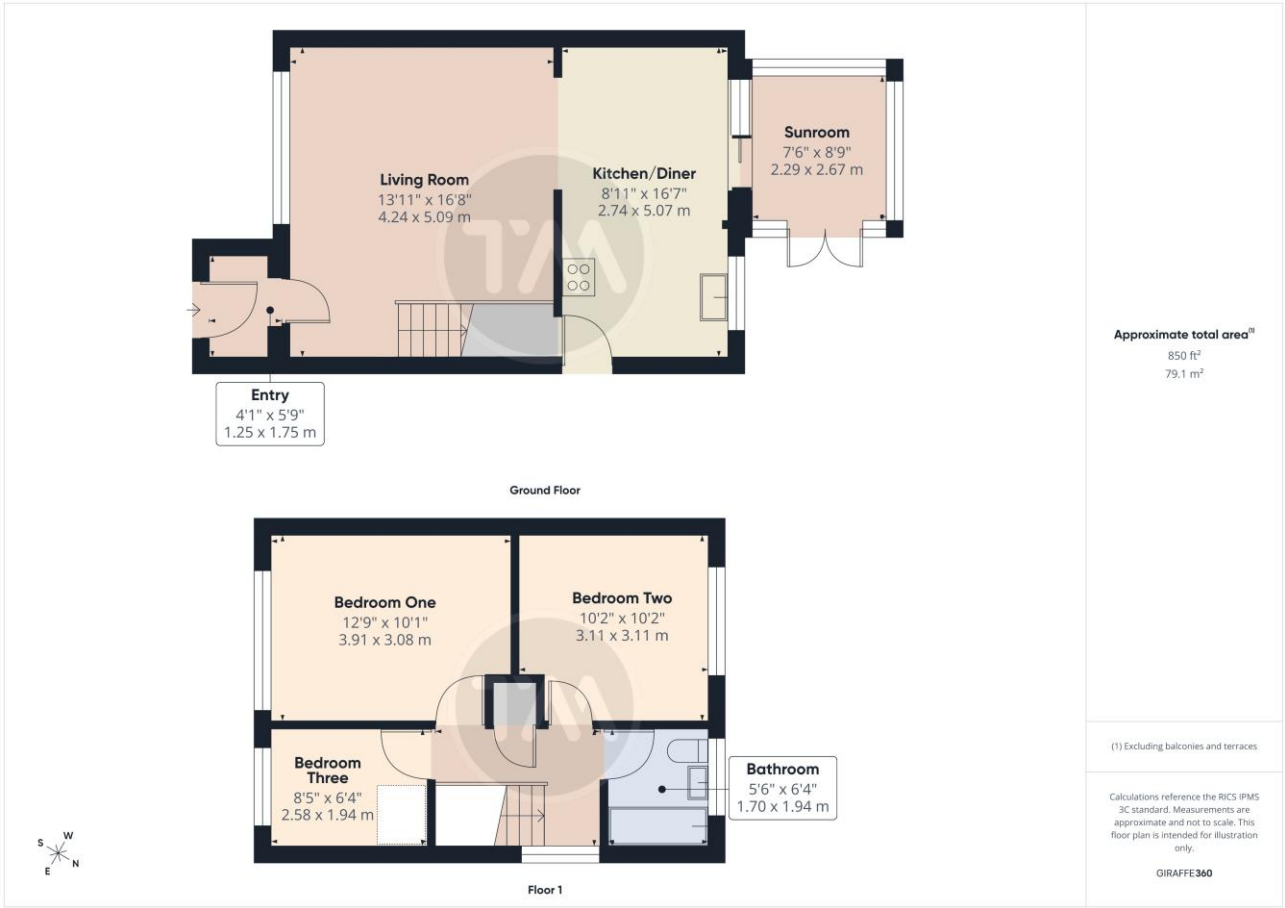
Rear Garden







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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