

4 Coppins Close, Sawtry, PE28 5UB

THOMAS MORRIS







Offers Over: £240,000

Freehold

Coppins Close, Sawtry, PE28 5UB

- Semi Detached Home
- Extended Downstairs
- Three Bedrooms
- Kitchen/Diner
- Driveway
- Front and Rear Gardens
- Village Location with Good Amenities
- Easy Access to Road Links
- Freehold
- Energy Rating: C/69

Situated within the popular village of Sawtry, this three-bedroom semi-detached property offers spacious and versatile accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking to enjoy a home with flexible living space.

The entrance hall leads you to the living room which offers a comfortable and inviting space, while the kitchen/diner provides a practical and sociable setting for both everyday family life and entertaining. To the rear of the property is an additional reception room/garden room, offering a fantastic amount of flexibility and could be utilised as a second sitting room, home office, playroom or additional entertaining space.

To the first floor, the property benefits from three bedrooms, with two generous double bedrooms both featuring built-in wardrobes, providing useful storage solutions, and the family bathroom.

Externally, the property continues to offer plenty of appeal, with a rear garden providing space to enjoy the outdoors. Gated access leads to the garage which the current owners are using as a storage area, but it could easily be converted back if needed. To the front is ample off-road parking, making this a practical choice for households with multiple vehicles.

Huntingdon District Council
Council Tax Band: B

Draft details subject to approval

Accommodation

Entrance Hall
6'5" x 4'2" (1.96m x 1.27m).

Living Room
13'11" x 13'8" (4.24m x 4.17m).

Kitchen/Diner
16'7" x 9' (5.05m x 2.74m).

Garden Room
14'10" x 8'3" (4.52m x 2.51m).

Landing

Bedroom One
11'7" x 9'11" (3.53m x 3.02m).

Bedroom Two
10' x 8'10" (3.05m x 2.7m).

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

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

Driveway

Front and Rear Gardens







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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