



Westfield Road, Sawtry
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Semi-Detached House
- Three Bedrooms
- Two Receptions
- Fitted Kitchen
- Ample Off-Road Parking

Located in a popular part of the village of Sawtry, benefits from having good access to the A1, local schools and various shops, the accommodation in this Extended Semi-Detached Family Home comprises of, Entrance Hall with stairs to the first floor landing and doors giving access to the Separate Lounge, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a stainless steel one and a quarter single drainer sink unit, built-in gas hob, electric oven, plumbing for a washing machine and dishwasher, space for a fridge/freezer, built-in understairs storage cupboard, archway through to the Family/ Dining Room with French doors to the rear garden, Upstairs First Floor Landing has doors to the Three Bedrooms, Bedroom 1 has a built-in double wardrobe and a built-in over stairs storage



cupboard, Family Bathroom fitted with a panelled bath and a hand held shower attachment, low level WC, pedestal wash hand basin, Outside to the front driveway provides Off Road Parking for several cars and leads to the Single Garage, side gated access to the low maintenance Enclosed Rear Garden which laid mainly with artificial grass and a paved patio seating area.

Entrance Hall:

Separate Lounge:

Fitted Kitchen:

Family/Dining Room:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Family Bathroom:

Single Garage:

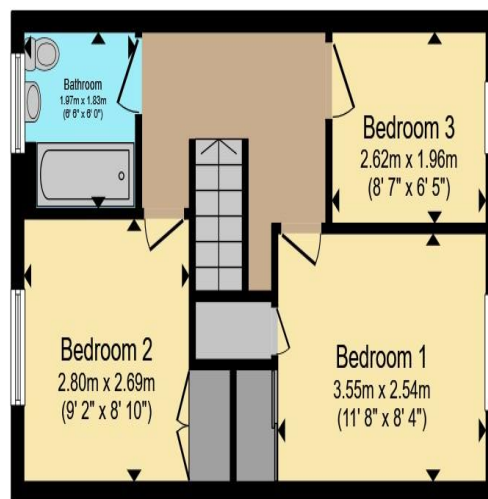
All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 85.7 m² (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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