



5 Woodfield Drive, Sawtry, PE28 5TZ





## Offers in excess of: £265,000 Freehold

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- Detached Home
  - Three Bedrooms
  - Open Plan Lounge/Diner
  - Quiet Cul-de-Sac Location
  - Refitted Shower Room
  - Enclosed Garden
  - Garage
  - Village with Amenities
  - Freehold
  - Energy Rating: C/69
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Located in a quiet cul-de-sac, this detached family home offers light and bright accommodation throughout.

Coming through the front door the accommodation downstairs comprises entrance hall, lounge/diner and kitchen. Heading upstairs, you will find three bedrooms and a refitted shower room.

Externally the property benefits from an enclosed garden laid to lawn, with patio seating area and enclosed by fencing.

There is also a garage and off-road parking for multiple vehicles.

Council Tax Band: C  
Huntingdonshire District Council  
Draft details subject to approval

# Accommodation

## Entrance Hall

6'4" x 4'6" (1.93m x 1.37m).

## Lounge/Diner

26' x 12'2" (7.92m x 3.7m).

## Kitchen

11'11" x 7' (3.63m x 2.13m).

## Landing

8'3" x 5'11" (2.51m x 1.8m).

## Bedroom One

12'6" x 8'10" (3.8m x 2.7m).

## Bedroom Two

10'10" x 8'10" (3.3m x 2.7m).

## Bedroom Three

6'4" x 5'10" (1.93m x 1.78m).

## Shower Room

6' x 5'10" (1.83m x 1.78m).

## Garage and 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 £60 including 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.



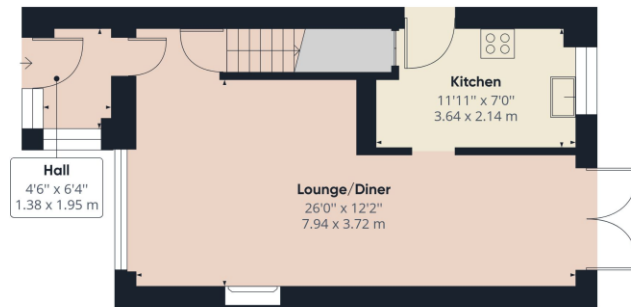
## Thomas Morris

59 High Street, Huntingdon, Cambridgeshire,  
PE29 3DN

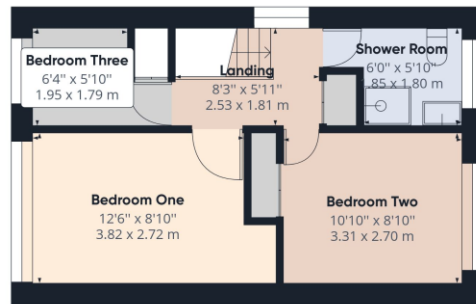
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

781.94 ft<sup>2</sup>  
72.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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