



Ivy Cottage, 25 Chapel End, Sawtry, PE28 5TJ







TAM THOMAS MORRIS

Guide Price: £475,000

Freehold

Chapel End, Sawtry, PE28 5TJ

- No Onward Chain
- Three Bedrooms
- Character Cottage
- Private Grounds
- Quiet Location
- Viewing Strongly Advised
- Versatile Accommodation
- Garage and Parking
- Freehold
- Energy Rating: Exempt

Grade II Listed period property within the much sought after village of Sawtry.

Accommodation comprises of entrance hall, kitchen/diner, living room, rear lobby and family bathroom.

Upstairs there are two double bedrooms, bedroom three and a cloakroom.

Externally, the property benefits from a large mature and private plot of approximately 0.32 of an acre, which includes a garage and off-road parking, and must be viewed to be fully appreciated.

Huntingdon District Council  
Council Tax Band E

Draft details subject to approval



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# Accommodation

## Entrance Hall

6'8" x 5' (2.03m x 1.52m).

## Kitchen/Breakfast Room

16'7" x 14'1" (5.05m x 4.3m).

## Living Room

23'1" x 13'9" (7.04m x 4.2m).

## Boot Room/Utility

8'7" x 4'5" (2.62m x 1.35m).

## Bathroom

14'7" x 6'7" (4.45m x 2m).

## Landing

7'6" x 7'5" (2.29m x 2.26m).

## Bedroom One

15' x 10'5" (4.57m x 3.18m).

## Bedroom Two

15'8" x 13'3" (4.78m x 4.04m).

## Bedroom Three

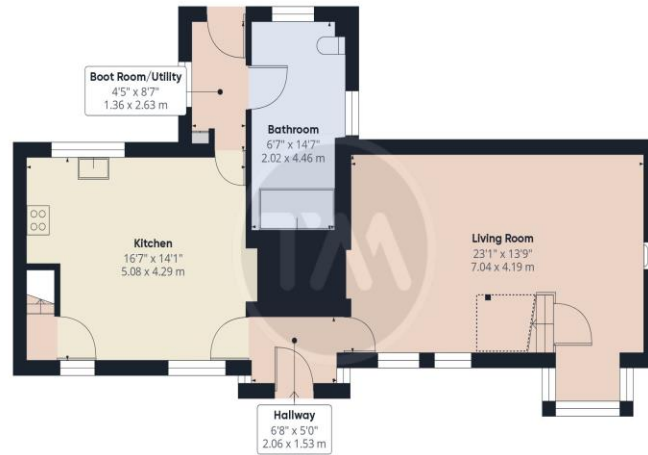
13'6" x 6'9" (4.11m x 2.06m).

## Garden

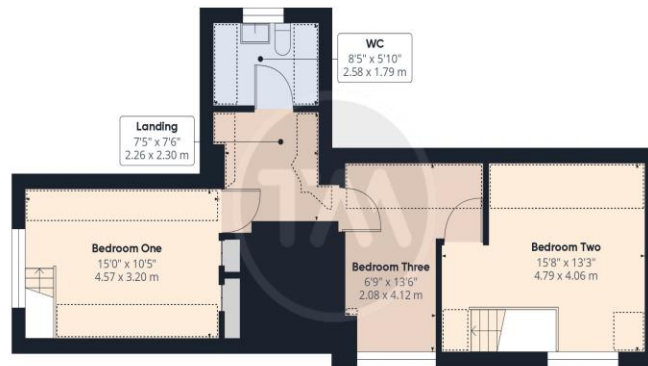
## Garage and Driveway



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.



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1304.82 ft<sup>2</sup>  
121.22 m<sup>2</sup>

Reduced headroom  
198.8 ft<sup>2</sup>  
18.47 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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