



16 Rowell Way, Sawtry, PE28 5WB

Offers in Excess of **£250,000**

**Polkadot Homes** are delighted to offer for sale this immaculately presented 'Upgraded' modern detached family 'Bellway' home enjoying an enviable corner plot over-looking the adjacent village park. Internally benefits include three bedrooms, double aspect master with all fitted units and an en-suite shower room, additional fitted wardrobe in bedroom two, 17ft open plan double aspect kitchen breakfast room with integrated appliances, separate utility room with door to the garden, 17ft triple aspect lounge over-looking the park and a downstairs cloakroom. Externally a walled boundary encloses the private 'landscaped' rear garden which also boasts a large patio 'entertaining' area. Additionally the detached garage and driveway sits directly to the rear of the property with gated access into the rear garden. Sawtry is a delightful village with an abundance of amenities positioned halfway between the city of Peterborough and the town of Huntingdon. A highly sought after area for the commuter with easy access to excellent road links via the A1, A14 and Huntingdon Mainline Station providing you with direct trains to London Kings Cross in less than an hour. Further benefits to Sawtry include the recently constructed Co-op, two public houses, an Infant School, Junior School, Sawtry Academy, a leisure centre, playing fields, excellent public country walks, and a variety of shops. Viewings are by appointment and can be arranged by calling Polkadot on 01487 829189.

- Upgraded Hi-Spec Modern Detached Family Home
- Corner Plot
- Prime Position Adjacent to the Village Park
- Three Bedrooms
- Dual Aspect Master Bedroom with Fitted Units Shower Room and En-Suite
- 17ft Dual Aspect Open Plan Kitchen Breakfast Room with Integrated Appliances
- Separate Utility Room and Downstairs Cloakroom
- 17ft Triple Aspect Lounge with Views over the Park
- Landscaped Gardens
- Detached Garage and Driveway providing additional Off-Road Parking











### Entrance Hall

Frosted composite entrance door, stairs to first floor, radiator.

### Cloakroom

Fitted in a white two piece suite comprising low level WC, pedestal wash hand basin, tiled splash backs, radiator, extractor fan.

### Lounge 17' 1" x 11' 6" (5.20m x 3.50m)

Bay window to side aspect, windows to front and rear aspects, radiator.

### Kitchen/Breakfast Room 17' 1" x 9' 2" (5.20m x 2.79m)

Windows to front and rear aspects, fitted in a matching range of wall and base mounted units with complementary work-surface over and under-lighting, built in stainless steel electric oven, microwave/oven, four-ring induction hob and extractor hood over, one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, integrated fridge, down-lighting, radiator, tiled flooring.

### Utility Room

Composite glazed door to garden, wall mounted units, fitted work-surface, plumbing and space for washing machine, space for fridge freezer, large storage cupboard with fitted shelving, tiled flooring.



### First Floor Landing

Window to rear aspect.

### Master Bedroom 10' 5" x 9' 10" (3.17m x 2.99m)

Windows to front and side aspects, fitted wardrobes, dresser and bedside tables, radiator.

### En-suite

Frosted window to front aspect, fitted in a white three piece suite comprising shower cubicle, low level WC, pedestal wash hand basin with mixer tap, tiled splash-backs, chrome heated ladder towel rail, extractor fan, down-lighting, tiled flooring.

### Bedroom Two 9' 10" x 9' 2" (2.99m x 2.79m)

Window to front aspect, fitted wardrobe, access to loft space, built-in storage cupboard, radiator.

### Bedroom Three 8' 11" x 6' 7" (2.72m x 2.01m)

Window to rear aspect, radiator.

### Family Bathroom

Frosted window to rear aspect, fitted in a white three piece suite comprising panel bath with shower attachment, low level WC, pedestal wash hand basin with mixer tap, chrome heated ladder towel rail, extractor fan, down-lighting, tiled flooring.







### Outside

The front and side gardens are mainly laid to paving and shingle with a post and chain border/

The rear garden is mainly laid to lawn with an extended patio area, timber storage shed, gated access to the rear/garage, side gated access to front.

**Garage** 19' 8" x 8' 2" (5.99m x 2.49m)

Up and over door, power and light connected, driveway to front laid to hard standing.

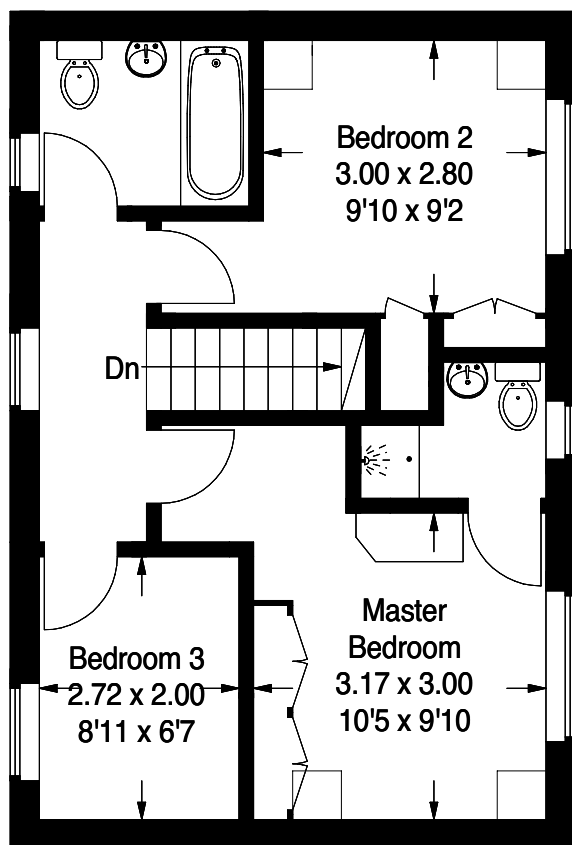
EPC Rating – B

Note - Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

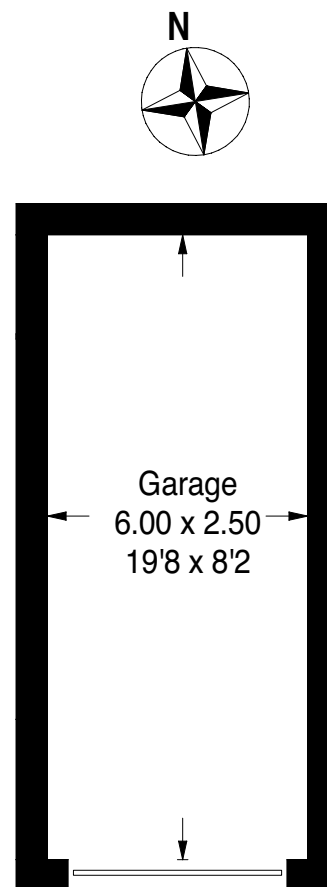
Approximate Gross Internal Area = 84.5 sq m / 909 sq ft

Garage = 15 sq m / 161 sq ft

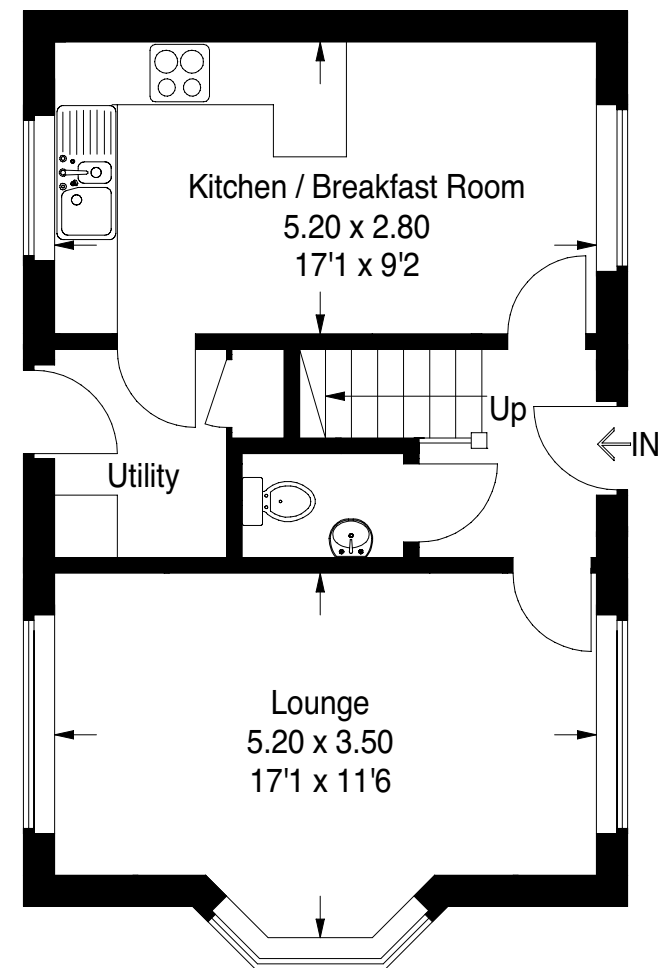
Total = 99.5 sq m / 1070 sq ft



**First Floor**



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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