



nest
ESTATES



Tinkers Lane, Sawtry

Huntingdon, PE28 5TE

£465,000

SUMMARY

- Spacious Five Bedroom Detached Family Home
- Large Corner Plot
- Double Garage & Plenty Of Off Road Parking
- Kitchen & Utility Room
- Dining Room, Living Room, Conservatory & Study
- Downstairs WC, Family Bathroom & En Suite Shower Room
- No Onward Chain
- Viewings Highly Advised















A spacious five-bedroom detached family home, positioned on an attractive corner plot and offering generous garden space along with ample off-road parking. The accommodation comprises an entrance hall with access to the double garage and a ground-floor WC, a kitchen with adjoining utility room, dining room, living room, study, and a conservatory with a warm roof. Upstairs, there are four well-proportioned bedrooms and a fifth single bedroom, a family bathroom, and an en suite to the principal bedroom. The impressive wrap-around garden makes the most of the corner plot, featuring a substantial patio area accessed from the conservatory, along with additional garden space and storage shed to the side of the property.

AGENTS NOTES:

Conservatory underfloor heating installed February 2014. Gas boiler replaced August 2016; serviced annually, next service due August 2026. Garden landscaped including water feature and shed done in Dec 2021. Loft ladder and boarding fitted May 2022. Conservatory - replacement windows, doors and warm roof fitted - May 2022. Living room - feature fire fitted May 2023. New UPVC doors and windows installed - June 2023. New consumer unit installed - July 2025.

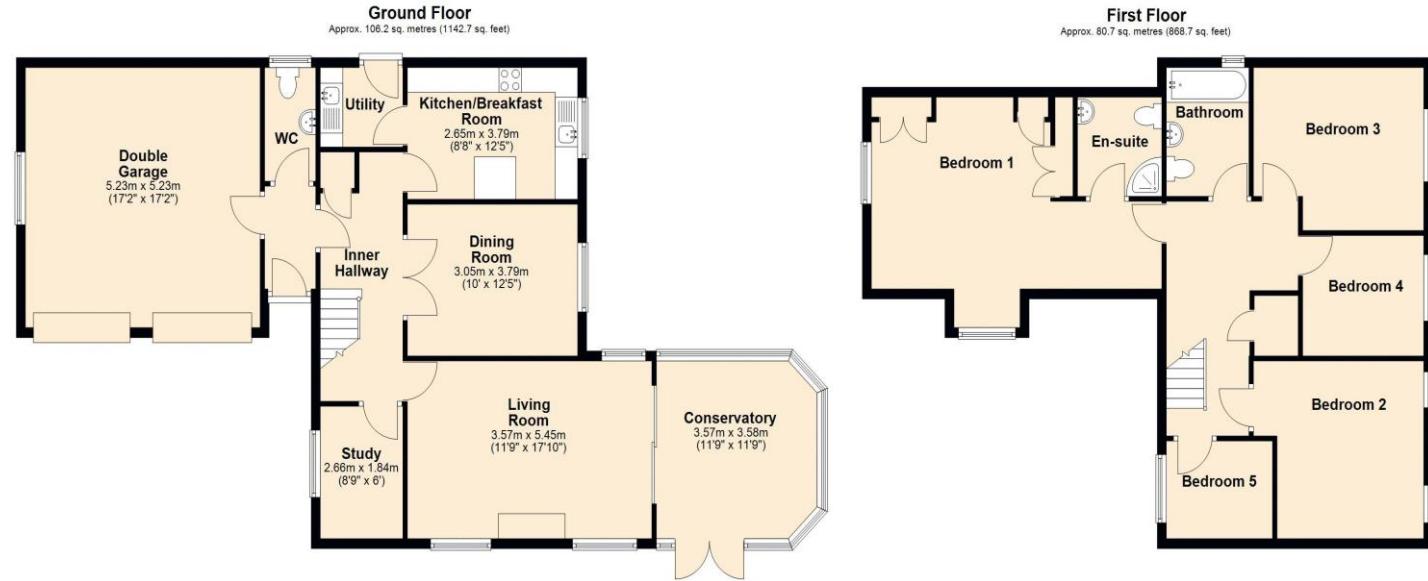
Sawtry, Cambridgeshire – Village

Sawtry is a highly desirable and well-serviced village in the heart of Huntingdonshire, ideally positioned halfway between the vibrant city of Peterborough and the historic market town of Huntingdon, in Cambridgeshire. Its attractive location just off the A1(M) makes it particularly appealing to commuters, offering excellent road links north and south and easy connections to the A14 for travel towards Cambridge and the East Coast. The village benefits from a strong sense of community and a comprehensive array of local amenities to support everyday living. Residents enjoy a range of independent shops, convenience stores, a central Co-op supermarket, and essential services including a doctors' surgery, dental practice, pharmacy, vet and post office — all contributing to Sawtry's reputation as a well-equipped Key Service Centre. Education Sawtry is a highly attractive location for families, with well-regarded primary schools and the Sawtry Village Academy, a secondary school with sixth form provision, located within the village itself.

This continuity of education from early years through to post-16 makes Sawtry particularly appealing to family buyers. Leisure and Community Facilities The village offers excellent leisure options including Sawtry Leisure Centre with pool and gym facilities, extensive public footpaths and rights of way into the surrounding countryside for walking and cycling, and a range of community spaces such as the local library and village halls. A calendar of local events and clubs helps foster a strong community spirit. For socialising and dining, Sawtry has a selection of traditional pubs, cafés and eateries, while larger entertainment and cultural venues — including cinemas and museums — are easily accessible in nearby Huntingdon and Peterborough. Transport and Connectivity Sawtry's proximity to the A1(M) makes it an excellent base for commuters by car, with quick road access to major employment hubs across the region. While the village itself does not have a train station, regular bus services link to Peterborough and Huntingdon, where mainline rail services provide connections to London and beyond.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 186.9 sq. metres (2011.4 sq. feet)

nest
ESTATES



8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk