

1 Sawpit Lane  
Great Easton  
LE16 8FS

£525,000



OSCAR JAMES

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## WHAT'S GREAT?

Nestled in the charming village of Great Easton, this stunning detached house on Sawpit Lane offers a perfect blend of modern living and tranquil surroundings. Built in 2019, this property boasts a generous 1,582 square feet of well-designed space, making it an ideal family home.

The heart of the home features a stunning kitchen/ dining room with bi-folding doors that seamlessly connect the indoor living space to the beautifully landscaped garden, creating an inviting atmosphere for both relaxation and entertaining. The garden is not only a delightful outdoor retreat but also includes a versatile home office or studio, perfect for those who work from home or seek a creative space.

The property comprises three spacious double bedrooms, ensuring ample

room for family and guests. The master bedroom benefits from an en-suite bathroom, while a well-appointed family bathroom serves the other two bedrooms, providing convenience and comfort for all.

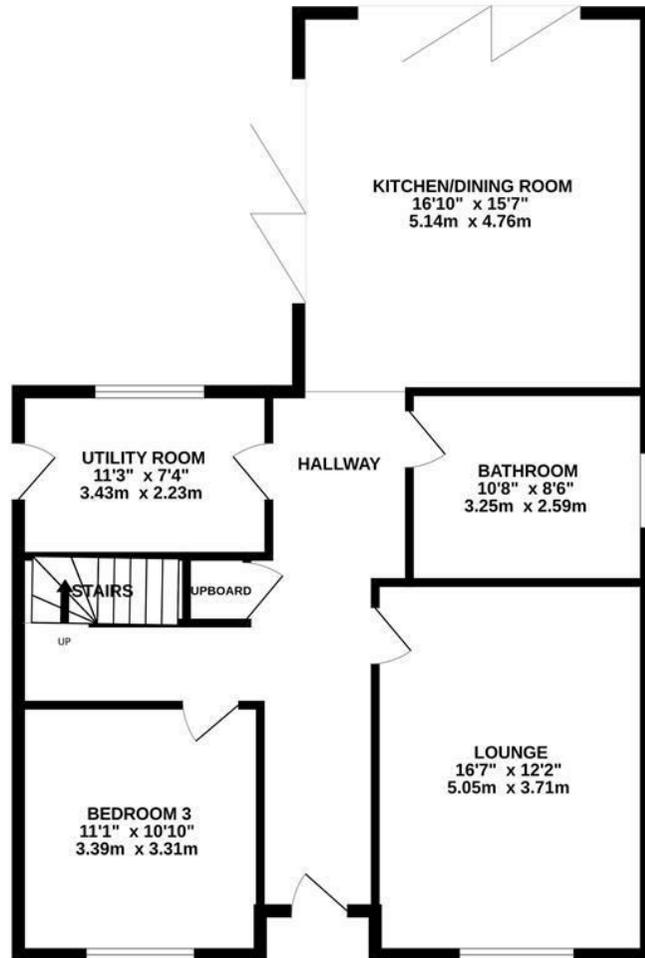
Situated in a quiet cul-de-sac, this home offers a peaceful environment while being part of a sought-after village community. Great Easton is known for its picturesque surroundings and friendly atmosphere, making it an excellent choice for families and individuals alike.

In summary, this modern detached house is a rare find, combining contemporary features with a serene village lifestyle. With its spacious layout, beautiful garden, and prime location, it presents an exceptional opportunity for those looking to settle in a delightful area. Do not miss the chance to make this wonderful property your new home.

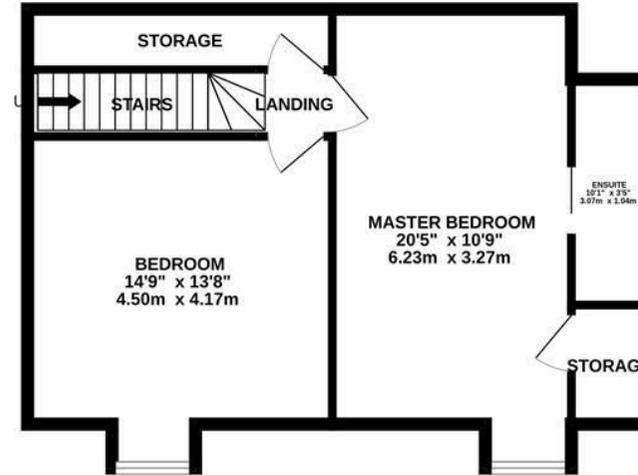
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# Floor Plan

GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Spacious Living Room



Fantastic Kitchen/ Dining Room



Three Spacious Bedrooms



En-Suite and Bathroom



Landscaped Rear Garden With Home Office/ Studio



Ample Off Road Parking





# SELLER'S SECRET

The property offers a good degree of privacy and is ideally tucked away in this cul-de-sac location. There is a fantastic kitchen/ dining area that is perfect for entertaining and it also benefits from bi-folding doors which lead out on to the garden.



*Why we like it....*

Further benefits include underfloor heating throughout the downstairs of the property, ample off road parking and a stunning landscaped garden area. Viewings are advised to appreciate this unique property.

*To buy or not to buy....*

## OSCAR JAMES

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