



5 Maple Close, Sawtry
£450,000

 **Oliver James**
Property Sales & Lettings



5 Maple Close

Sawtry, Huntingdon

An extended five bedroom / three bathroom family home of 1874 sq/ft / 174 sq/metres situated on a mature plot of 0.12 acres with single garaging. Council Tax band: D

- Walking distance to local amenities and schooling.
- Five bedrooms.
- Substantially extended link detached home.
- The total plot size is 0.12 acres.
- Two en-suite shower rooms & family bathroom.
- Four reception rooms.
- Single garage with power & lighting.
- The Gross Internal Floor Area is approximately 1874 sq/ft / 174 sq/metres.
- EPC: D.
- Corner plot within a quiet cul-de-sac location.





INTRODUCTION

A wonderfully extended five bedroom home offering spacious yet versatile accommodation for the modern family. The property is tucked away in the corner of a quiet cul-de-sac and has a large living room to the front, with dining room then leading through to an extended family room with bi-folding doors to the large decked seating area which is ideal for entertaining. A further study room is located downstairs as well as a cloakroom, fitted kitchen and handy utility room with access into the rear garden, ideal for muddy boots and shoes or when you come back from walking the dog. Upstairs there are five bedrooms, two with en-suite shower rooms and a further family bathroom. The principal bedroom is a lovely feature with a vaulted ceiling and Juliet balcony with views over the fields to the rear.

LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	78
England, Scotland & Wales		EU Directive 2002/91/EC	

