



5 Holborn View, Sawtry
£515,000

 **Oliver James**
Property Sales & Lettings



5 Holborn View

Sawtry, Huntingdon

An executive detached home with integral double garaging, plenty of driveway parking and a south facing rear garden. No chain.

Council Tax band: E

Tenure: Freehold

- Executive detached home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1,807 sq/ft / 167 sq/metres.
- Three reception rooms.
- Stylish refitted en-suite shower room.
- Integral double garage.
- Situated adjacent to St Judiths field & countryside walks.
- 9.5 miles / 16 minute drive to Huntingdon Train Station.
- The Property is sold with no forward chain.
- EPC: C.





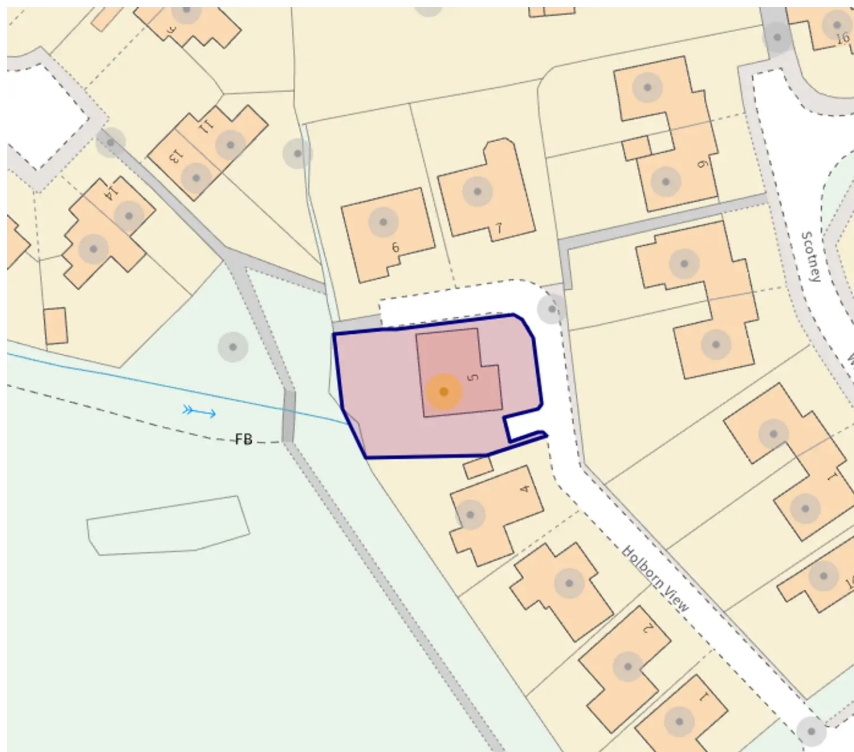
INTRODUCTION

The property is ideally tucked away in a quiet cut-de-sac location with a southerly facing rear aspect. There is a large driveway to the front of the garage as well as a second driveway to the side providing plenty of space for parking. The accommodation is spacious starting with a spacious entrance hall and three large receptions rooms with a living room overlooking the rear garden. The kitchen is a great size with space for a dining table as well as a separate utility room and cloakroom. Upstairs the landing has lots of room with some similar properties creating a fifth bedroom. The main bedroom has views over St Judiths field to the rear, fitted wardrobes and a refitted en suite shower room. The other three bedrooms are well proportioned with the third bedroom having an additional dressing room as well as a further four piece family bathroom.

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office and sandwich shop, 2 public houses, working mens club, leisure centre and garage/petrol station.





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		
	73	82
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		
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Not environmentally friendly - higher CO ₂ emissions		
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