



12 The Maltings, Sawtry  
£380,000

 **Oliver James**  
Property Sales & Lettings



## 12 The Maltings

Sawtry, Huntingdon

An executive detached four bedroom / two bathroom home of 1327 sq.ft. / 123 sq.metres with lovely extended sunroom to the rear and sunny west facing garden.

Council Tax band: D

Tenure: Freehold

- Executive detached home.
- Four bedrooms.
- Downstairs cloakroom, en-suite shower room & family bathroom.
- Driveway parking for two vehicles adjacent to each other.
- Extended sun-room with all season, insulated, roof.
- Contemporary kitchen with solid oak worksurface & separate utility room.
- Sunny west facing rear garden.
- Situated just a 5 minute walk to secondary & primary schooling.
- Easy and quick access to the A1 / A13 road network.
- EPC: C.





## INTRODUCTION

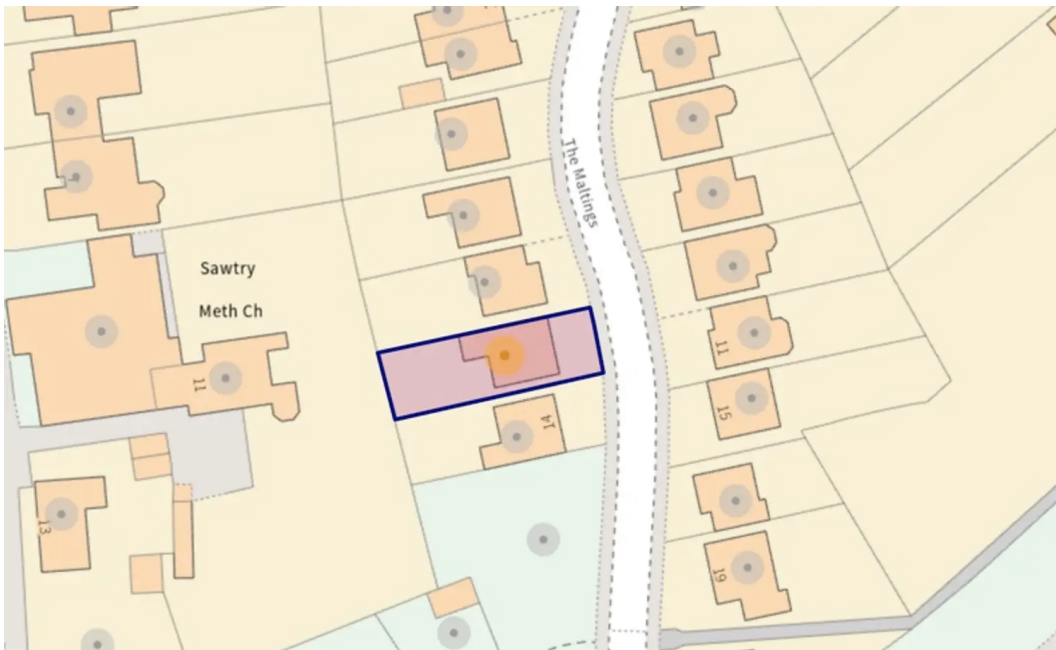
A fine example of a modern, versatile home, the property is aesthetically pleasing with a driveway for two vehicles to the front. The garage has been converted to provide an additional family room or subject to requirements, could make an ideal study or home office. Double, part glazed, doors lead from the living room into a light kitchen / dining room which is a lovely sociable space and has been opened into the sun room to the rear which benefits from an insulated all season roof. These rooms are really the hub of the home and due to the west facing orientation to the rear, are lovely and light throughout the day. There is also a functional utility room with side access. Upstairs the principal bedroom is spacious with an east facing window to the front and en-suite and there are three more bedrooms as well as a four piece family bathroom. Ideally situated in a quiet cul-de-sac yet just a 5 minute walk away from local schooling and shops this is an ideal family home.

**EPC Rating: C**

## 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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      | 80        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> | 71                      | 80        |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |

