



49 Green End Road, Sawtry

In Excess of £350,000

 **Oliver James**
Property Sales & Lettings



49 Green End Road

Sawtry, Huntingdon

A wonderful opportunity to acquire a four / five bedroom semi detached home, offering versatile and spacious living accommodation.

Council Tax band: C

Tenure: Freehold

- Established semi detached home.
- Four / five double bedrooms.
- The Gross Internal Floor Area is approximately 1344 sq/ft / 124 sq/metres.
- The Total Plot Size is 0.15 acres.
- Central village location within walking distance of local amenities.
- Easy and quick access onto the A1 road network.
- Large rear garden measuring approximately 79' 9" x 35' 1" (24.31m x 10.69m).
- Driveway parking for numerous vehicles.
- Single garage.
- EPC: D.





INTRODUCTION

A wonderful opportunity to acquire a four / five bedroom semi detached home, offering versatile and spacious living accommodation. The property has been extended over the years with two principal reception rooms downstairs, leading through a well appointed kitchen, utility room, cloakroom as well as a study or potential fifth bedroom downstairs. Upstairs are four double bedrooms as well as a four piece family bathroom, which offers plenty of space and flexibility for multi generational living. Externally the property sits on a plot of 0.15 acres, with a large driveway providing parking for multiple vehicles with the rear garden extending to approximately 80 ft long, with two different seating areas providing space for entertaining and catching the sun.

LOCATION

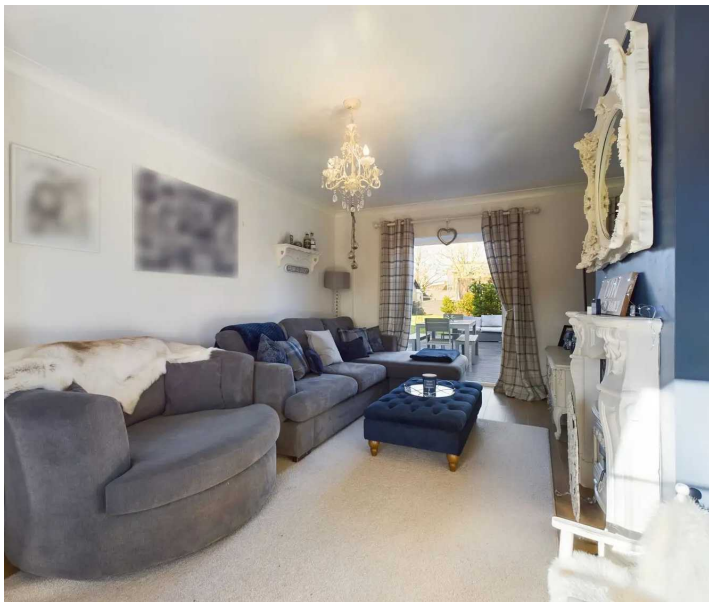
Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office, sandwich shop and tea room, 2 public houses, social club , leisure centre and garage/petrol station. The village also boasts a doctors surgery, Boots chemist, dental practice and Ofsted rated good or outstanding schooling from nursery through to sixth form.

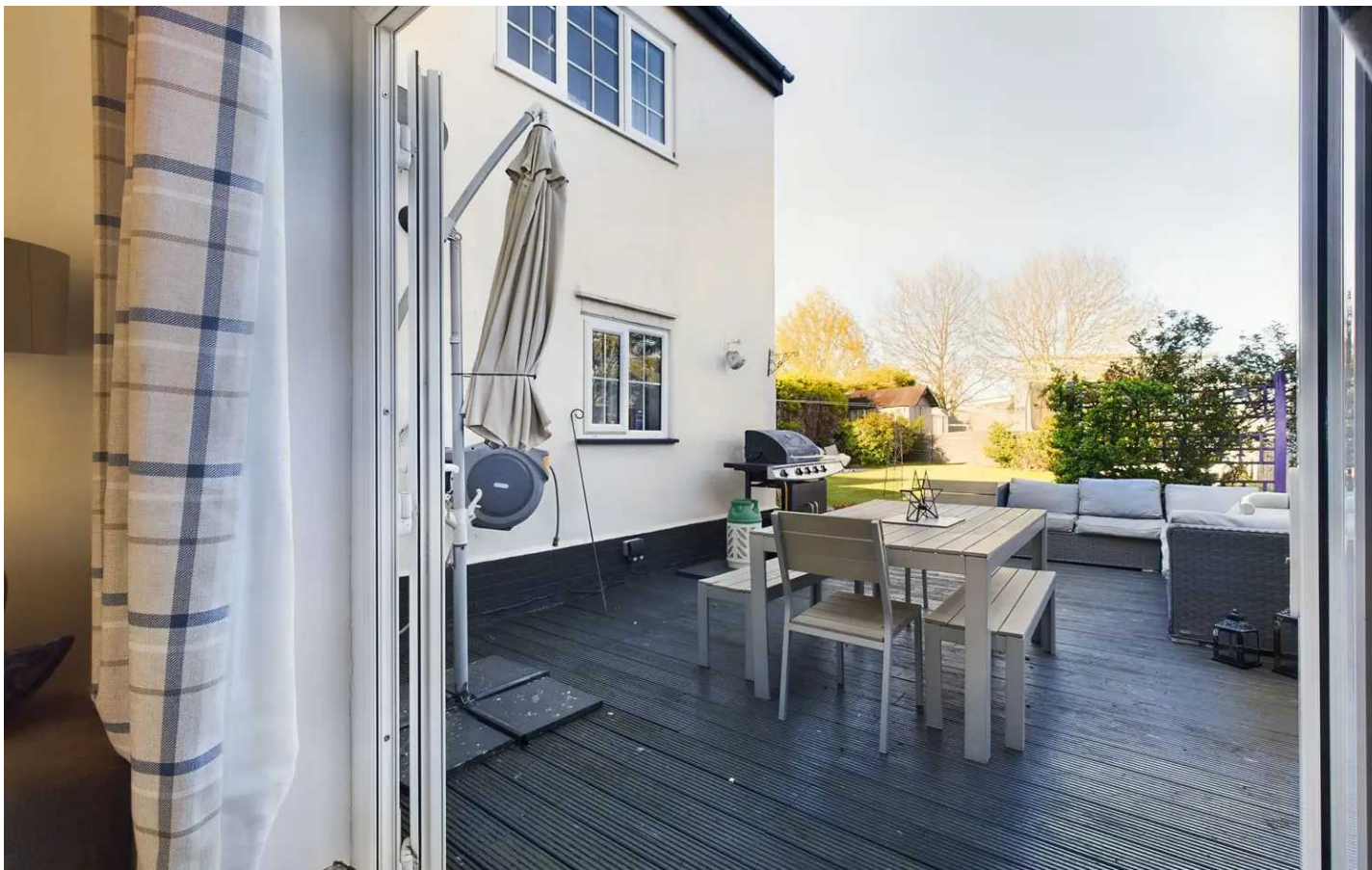
GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1344 sq/ft / 124 sq/metres.

PLOT SIZE

The Total Plot Size is 0.15 acres.





ENTRANCE HALL

Composite door to front elevation. Stairs to first floor. Wood effect flooring.

LIVING ROOM

UPVC window to front elevation. UPVC french doors to rear elevation. Wood effect flooring. Feature fireplace with wooden surround.

DINING ROOM

8' 6" x 13' 1" (2.59m x 3.99m)

UPVC window to front elevation. Radiator. Wood effect flooring.

KITCHEN

7' 8" x 16' 4" (2.34m x 4.98m)

Fitted with a range of wall and base mounted cupboard units with butchers block affect worksurface. UPVC window to side and rear elevations. Integrated fridge/freezer. A free standing range style cooker with built in extractor hood over. Stainless steel sink with drainer. Integrated kick board lighting. Chrome heated towel rail. Larder cupboard. Tile effect flooring.

UTILITY AREA

4' 3" x 8' 6" (1.3m x 2.59m)

Fitted with a range of base mounted cupboard units with fitted worksurface. Plumbing for the washing machine. Integrated dishwasher. Wall mounted gas fired central heating boiler. UPVC door to side elevation. Tile effect flooring.

SIDE LOBBY

20' 6" x 2' 12" (6.25m x 0.91m)

Door to side elevation. Door to rear elevation. Lighting. Personal door to garage.

GARAGE

16' 11" x 8' 9" (5.16m x 2.67m)

Up and over door to the front elevation. Stable door to rear elevation. Lighting. Personal door to side lobby.





CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to side elevation. Tile effect flooring.

STUDY/BEDROOM FIVE

10' 11" x 8' 6" (3.33m x 2.59m)

UPVC window to rear elevation. UPVC window to side elevation. Radiator

LANDING

UPVC window to rear elevation. Radiator. Loft access. Wood effect flooring.

PRINCIPAL BEDROOM

15' 6" x 8' 3" (4.72m x 2.51m)

UPVC window to side and rear elevations. Radiator. Currently divided into two parts by a removable divider.

BEDROOM TWO

8' 10" x 10' 9" (2.69m x 3.28m)

UPVC window to front elevation. Radiator. Built in wardrobe. Built in triple wardrobe.

BEDROOM THREE

9' 9" x 7' 9" (2.97m x 2.36m)

UPVC window to rear elevation. Radiator.

BEDROOM FOUR

6' 9" x 10' 9" (2.06m x 3.28m)

UPVC window to front elevation. Radiator. Built in wardrobe.





EXTERNAL

To the front of the property is a large gravelled driveway providing parking for numerous vehicles, shielded from the road by mature hedging. The rear garden is generously sized measuring approximately 79' 9" x 35' 1" (24.31m x 10.69m). A large decked seating area flows out from the living room with a further seating area located towards the end of the garden. The main garden is primarily laid to lawn with a small fence shielding the bottom of the garden, which has been used as a vegetable plot.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is C.

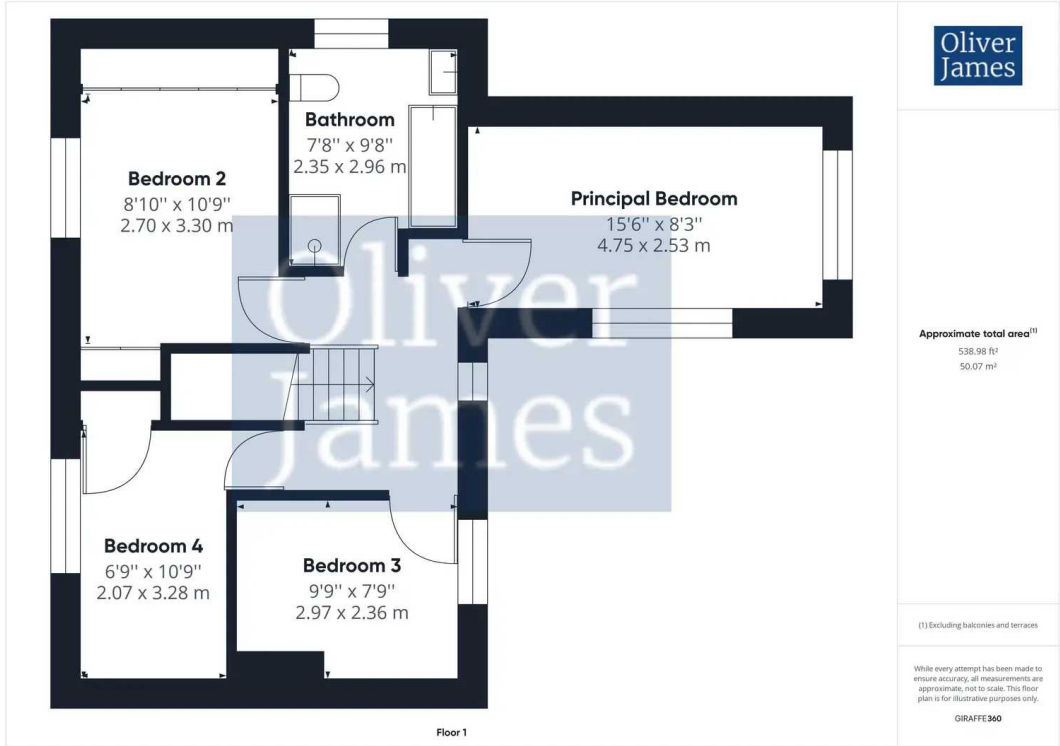
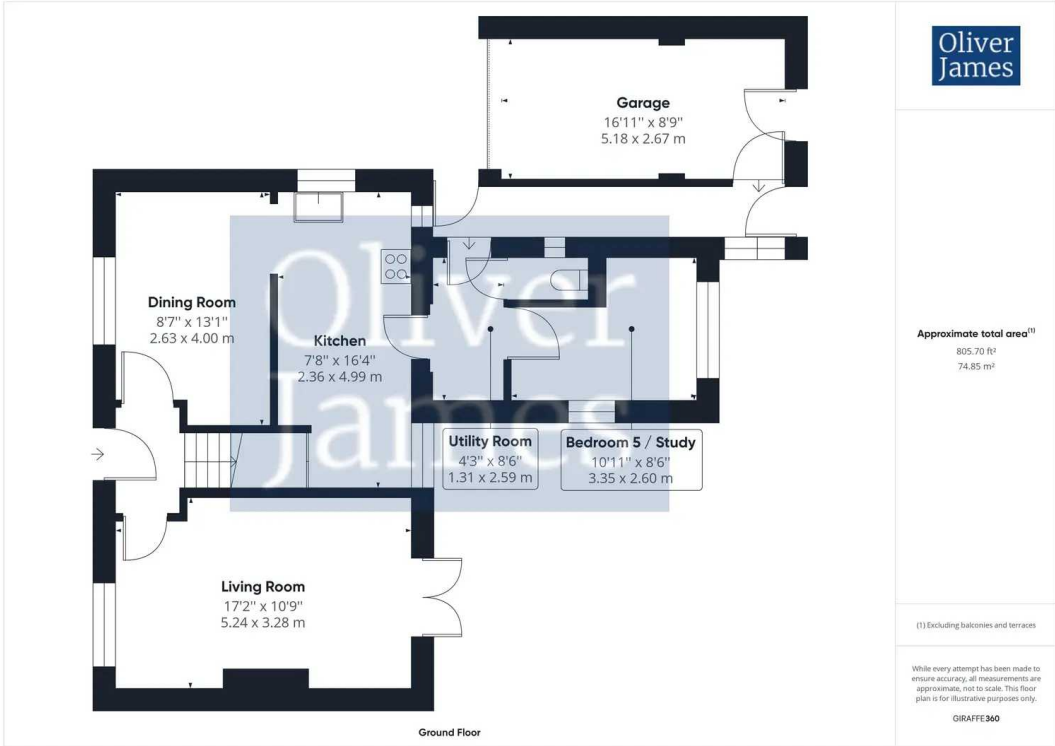
AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.







Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk

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