



Louthe Way, Sawtry

£470,000

 **Oliver James**  
Property Sales & Lettings





## 17 Louthe Way

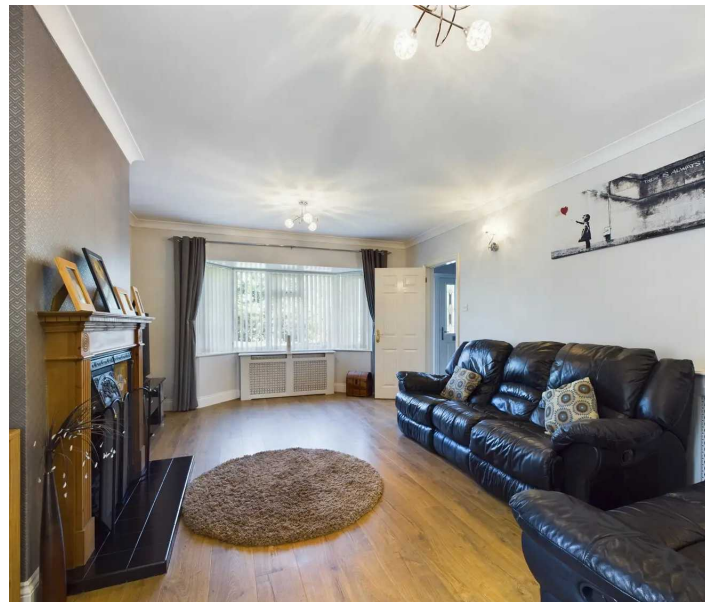
Sawtry, Huntingdon

A detached home of 1561 sq/ft / 145 sq/metres with double garaging and well maintained easterly facing garden in a central village location.

Council Tax band: E

Tenure: Freehold

- Substantial detached home.
- Four good size bedrooms.
- The Gross Internal Floor Area is approximately 1561 sq/ft / 145 sq/metres.
- The total plot area is 0.10 acres.
- Double garage with power and lighting.
- Driveway parking for two vehicles.
- A well presented garden measuring 13.35 m x 15.26 m.
- Easy and quick access onto the A1 road network, 10 miles to Huntingdon Train Station.
- Great local amenities including primary and secondary schooling, doctors and gym.
- EPC: D.







## INTRODUCTION

The property has recently had all the windows replaced with UPVC double glazing as well as the bathroom refitted with a modern shower room. There are two large reception rooms with a UPVC conservatory to the rear with the kitchen and separate utility room with access into the rear garden. Upstairs a real feature of the property is the size of the bedrooms with four double rooms, the principal of which has an en-suite shower room and plenty of storage with cupboards off the landing. The main shower room has been updated with a modern suite.

## 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 and a variety of independent shops as well as a Co-op supermarket.

## GROSS INTERNAL FLOOR AREA

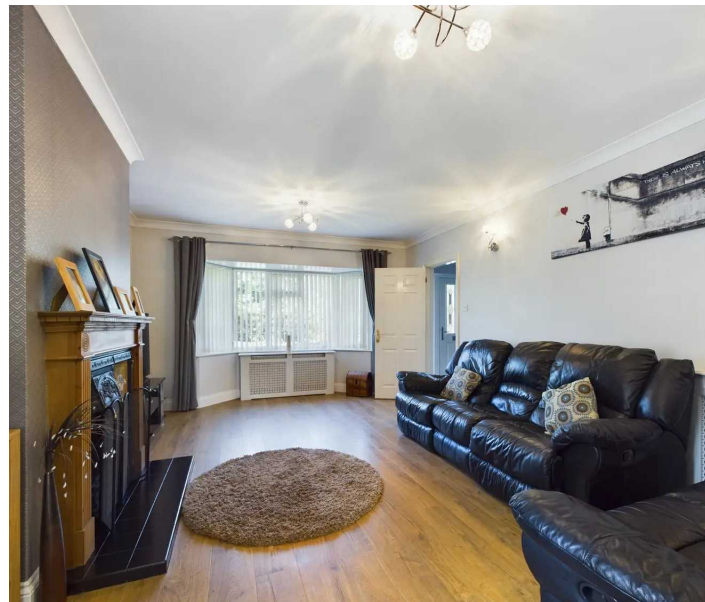
The Gross Internal Floor Area is approximately 1561 sq/ft / 145 sq/metres.

## ENTRANCE HALL

UPVC door to front elevation. Wooden flooring. Stairs to first floor. Radiator.

## CLOAKROOM

Fitted with a two piece suite comprising WC with low level cistern and wash hand basin. Tiled splashbacks. Radiator.







### **LIVING ROOM**

18' 4" x 13' 0" (5.59m x 3.96m)

UPVC windows to side elevation. UPVC bay window to front elevation. Feature fireplace with tile and wooden surround. Two radiators.

### **KITCHEN**

12' 4" x 10' 2" (3.76m x 3.10m)

Fitted with a range of base and wall mounted cupboard units with double glazed window to rear elevation. UPVC window to rear elevation. A range of integrated appliances including a four ring gas hob with extractor fan over, fan oven and grill, dishwasher and fridge/freezer. One and a half bowl ceramic sink with drainer and mixer tap over. Radiator.

### **UTILITY ROOM**

5' 9" x 7' 10" (1.75m x 2.39m)

Fitted with a range of wall mounted and base units with work surface over. Single stainless steel sink and drainer. Space for tumble drier. Space and plumbing for washing machine. UPVC window and door to rear elevation leading to rear garden. Wall mounted gas fired central heating boiler. Radiator.

### **DINING ROOM**

12' 4" x 10' 2" (3.76m x 3.10m)

Radiator. UPVC double glazed french doors leading to conservatory.

### **CONSERVATORY**

11' 0" x 8' 10" (3.35m x 2.69m)

Of brick and UPVC construction. Ceramic tiled floor. UPVC double glazed french doors to rear garden.

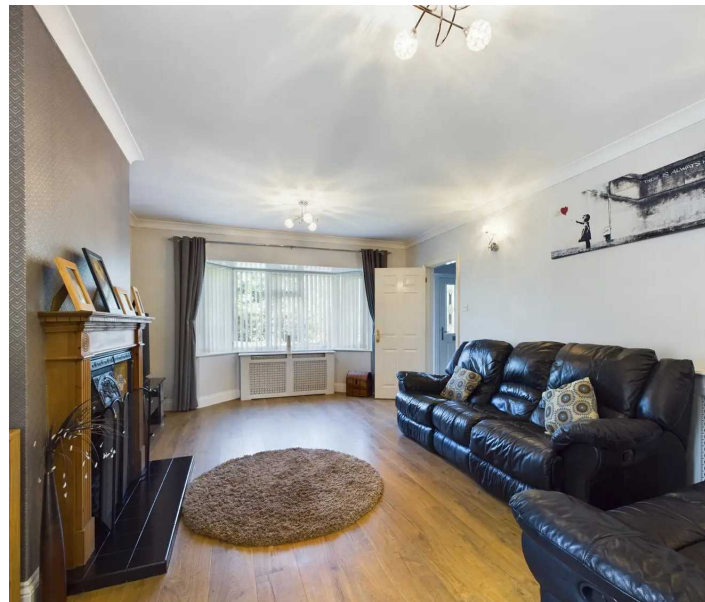
### **LANDING**

Storage Cupbaord. Airing cupboard housing hot water cylinder.

### **PRINCIPAL BEDROOM**

11' 9" x 11' 8" (3.58m x 3.56m)

UPVC window to front elevation. Fitted with two built in wardrobes. Radiator.







#### **EN-SUITE**

4' 4" x 8' 2" (1.32m x 2.49m)

Fitted with white three piece suite comprising WC with low level cistern, shower enclosure and wash hand basin. Ceramic tiled floor. Tiled surrounds. Radiator. UPVC window to side elevation.

#### **BEDROOM 2**

8' 3" x 11' 8" (2.51m x 3.56m)

Two built in wardrobes. UPVC window to rear elevation. Radiator.

#### **BEDROOM 3**

11' 0" x 9' 11" (3.35m x 3.02m)

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

#### **BEDROOM 4**

10' 6" x 7' 1" (3.20m x 2.16m)

UPVC window to front elevation. Radiator.

#### **BATHROOM**

5' 4" x 8' 2" (1.63m x 2.49m)

Refitted with a modern three piece suite comprising low level WC, wash hand basin with vanity cupboard underneath and large walk in shower cubicle with tiled surrounds and shower screen. Chrome heated towel rail. Loft access. UPVC window to side elevation.

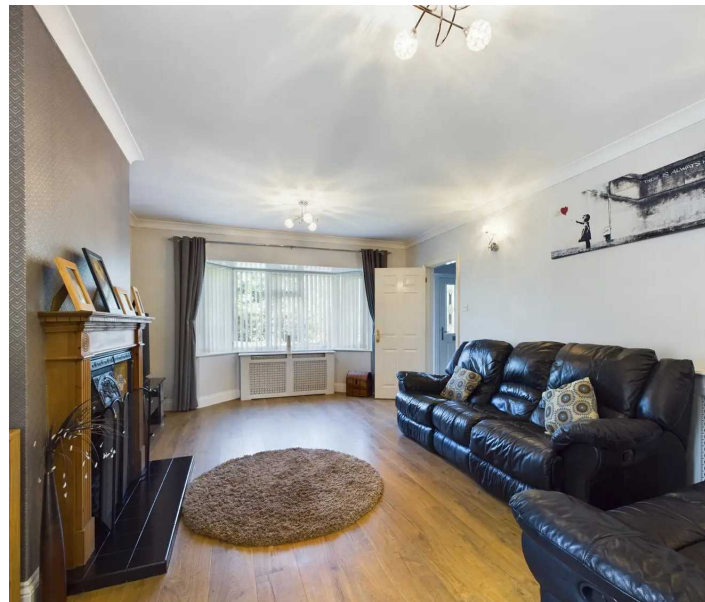
#### **GARAGE**

24' 5" x 17' 9" (7.44m x 5.41m)

Up and over doors to front elevation. Window and door to rear elevation. Power and lighting.

#### **EXTERNAL**

The front garden is laid mainly to lawn with shrubs and flower beds. The rear garden is laid to lawn with a patio seating area and further seating are providing a lovely area for outside entertaining. The garden is fully enclosed and has an array of mature shrubs, trees and flower borders.





**TENURE**

The Tenure of the Property is Freehold.

**COUNCIL TAX**

The Council Tax Band for the Property is E.

**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.





