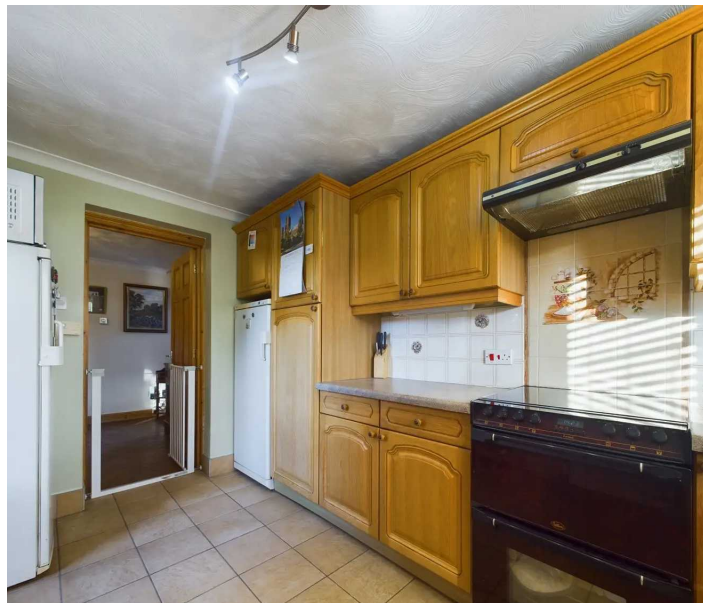
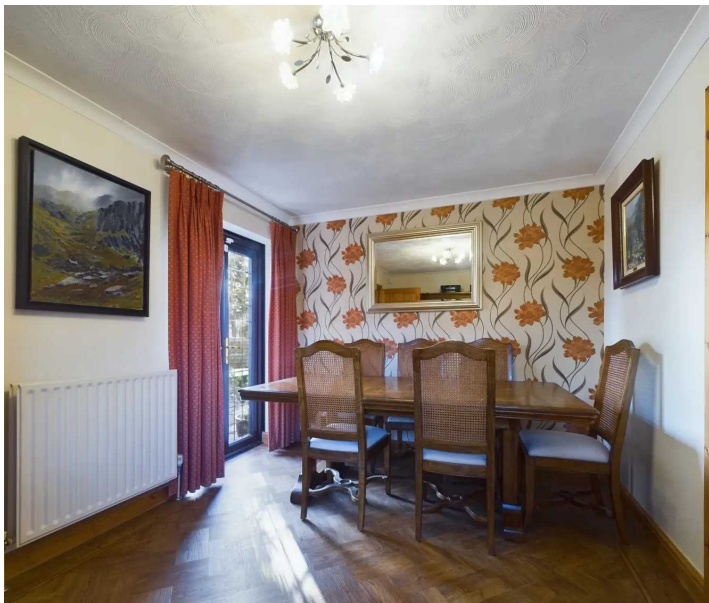




**3 Huntings Drive, Sawtry**  
**£325,000**

 **Oliver James**  
Property Sales & Lettings



## 3 Huntings Drive

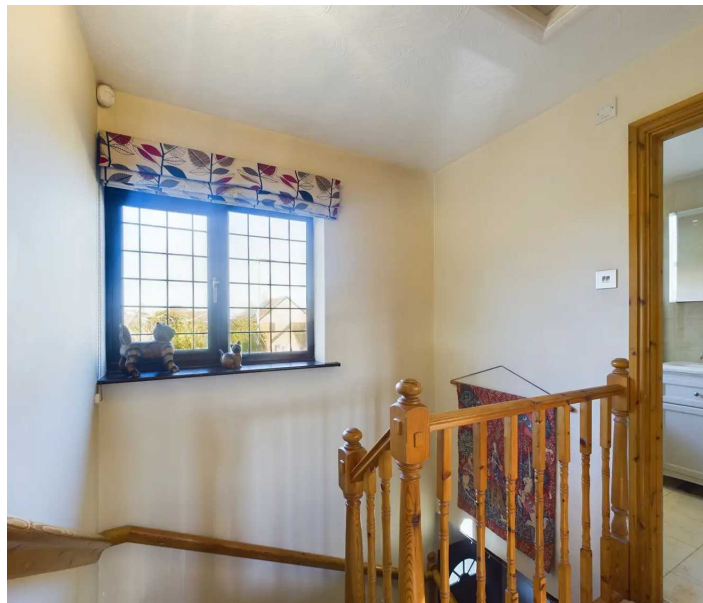
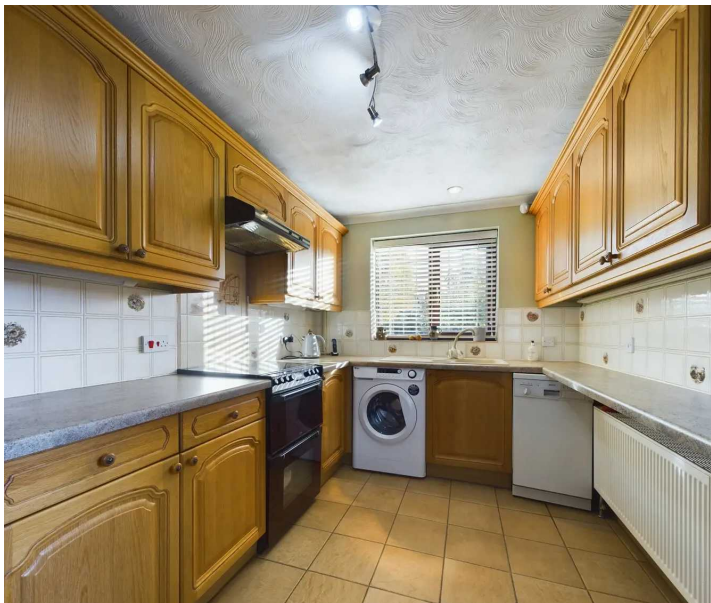
Sawtry, Huntingdon

A lovely three bedroom family home with spacious living accommodation and south facing rear garden. There is also a single garage and driveway parking.

Council Tax band: C

Tenure: Freehold

- A well proportioned detached home.
- Three double bedrooms.
- A Gross Internal Floor Area of approximately 1056 sq/ft / 98 sq/metres.
- Two large reception rooms.
- Single garage and driveway parking.
- A lovely cul-de-sac location.
- Easy access onto the A1.
- Situated within walking distance of local amenities, schooling & shops.
- A well maintained and stocked south facing garden.
- EPC: D.



## INTRODUCTION

A spacious three bedroom property situated in cul-de-sac location in the lovely village of Sawtry. Stepping into the property the hallway gives access to the dual aspect living room with bow windows to front and rear and an open feature fireplace. The dining room is spacious with French doors leading out in to the rear garden and leads you into the well proportioned kitchen. There is also a downstairs cloakroom and plenty of storage. Upstairs are three bedrooms as well as a good sized family bathroom. The rear garden is south facing and fully enclosed with side access to the front and to the front there is a driveway leading to the single garage.

## 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. The village also boasts a Doctors surgery, Boots chemist, Dental practice and schooling from nursery through to sixth form.

## GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1056 sq/ft / 98 sq/metres.

## ENTRANCE HALL

UPVC door to front elevation. Stairs to first floor. Airing cupboard housing the hot water tank. Understairs storage cupboard. Wood effect karndean vinyl flooring. Radiator.

## CLOAKROOM

Fitted with a two piece suite comprising high level WC and wash hand basin with vanity unit under. Fully tiled surrounds. Ceramic tiled flooring. Radiator. UPVC windows to side elevation.



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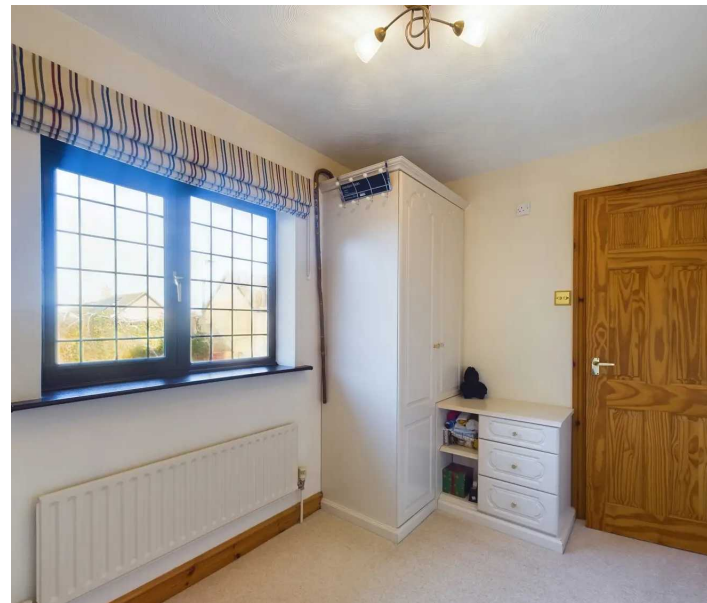
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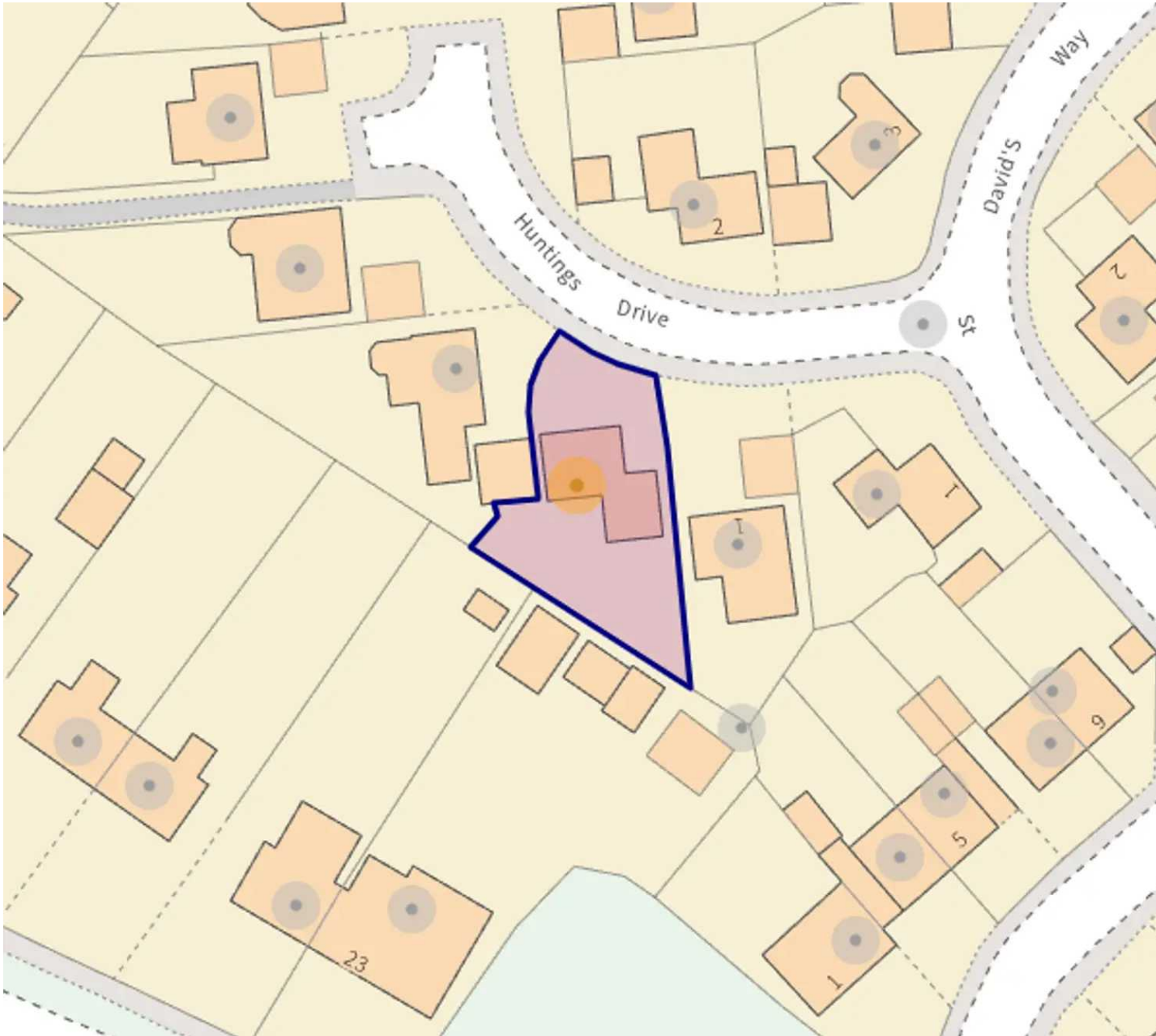
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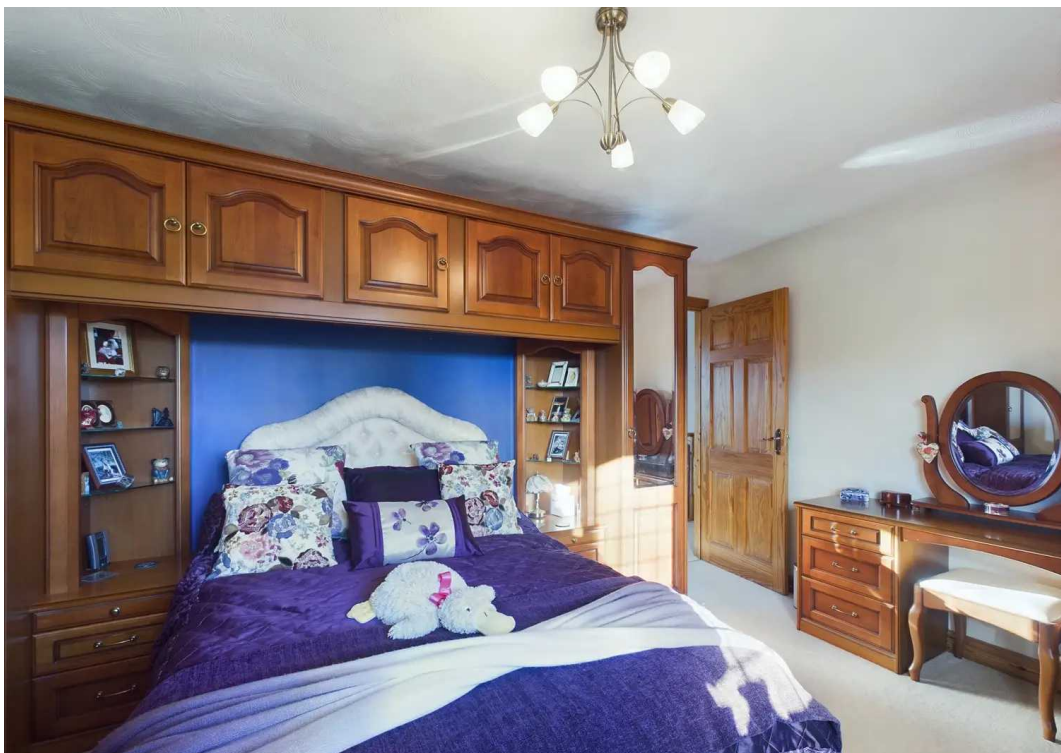
#### **GARDEN**

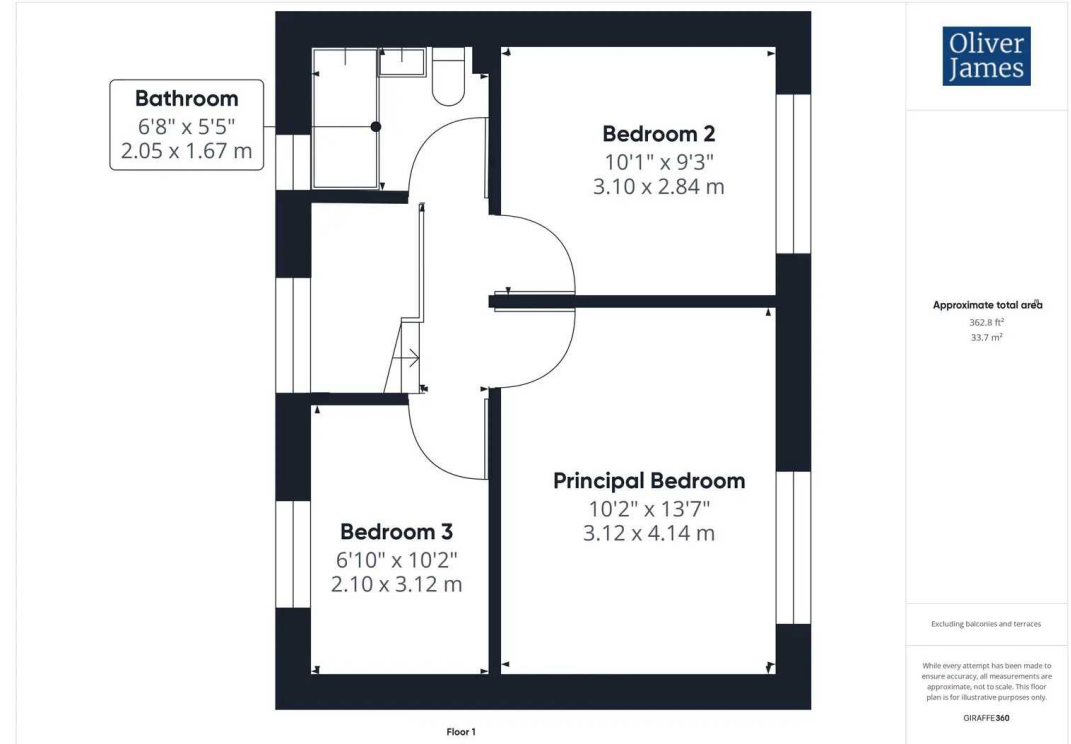
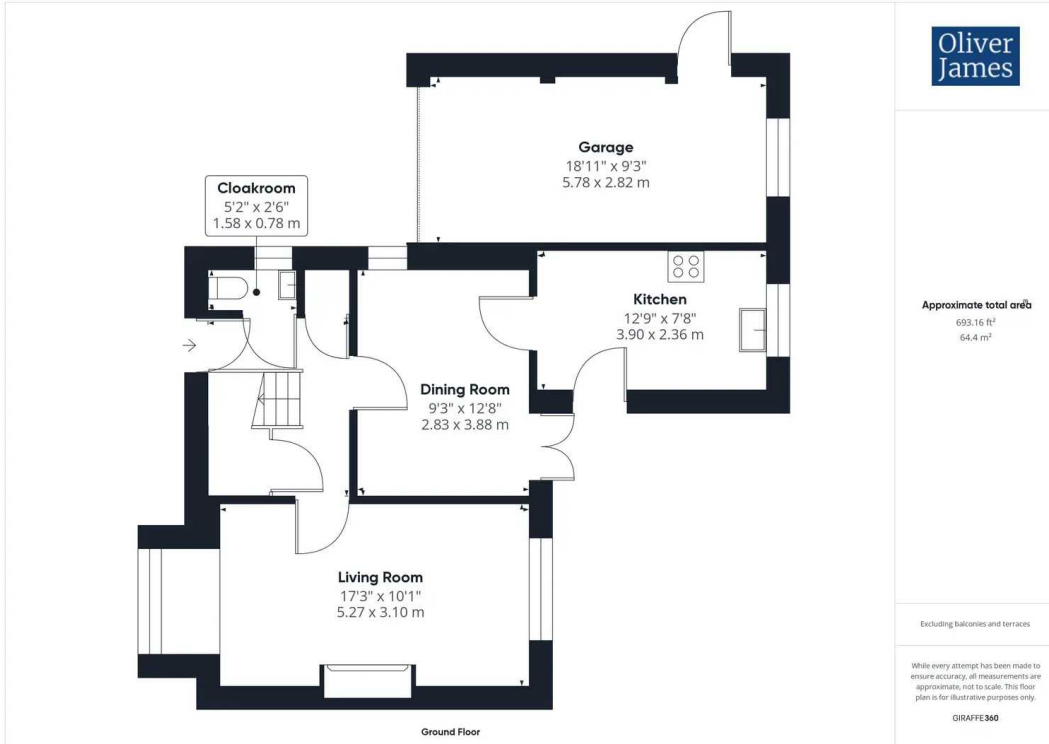
The front of the property is mainly laid to lawn with a driveway leading to the garage. There is gated side access which leads you to the fully enclosed rear garden which is mainly laid to lawn with mature shrubs and a patio seating area.

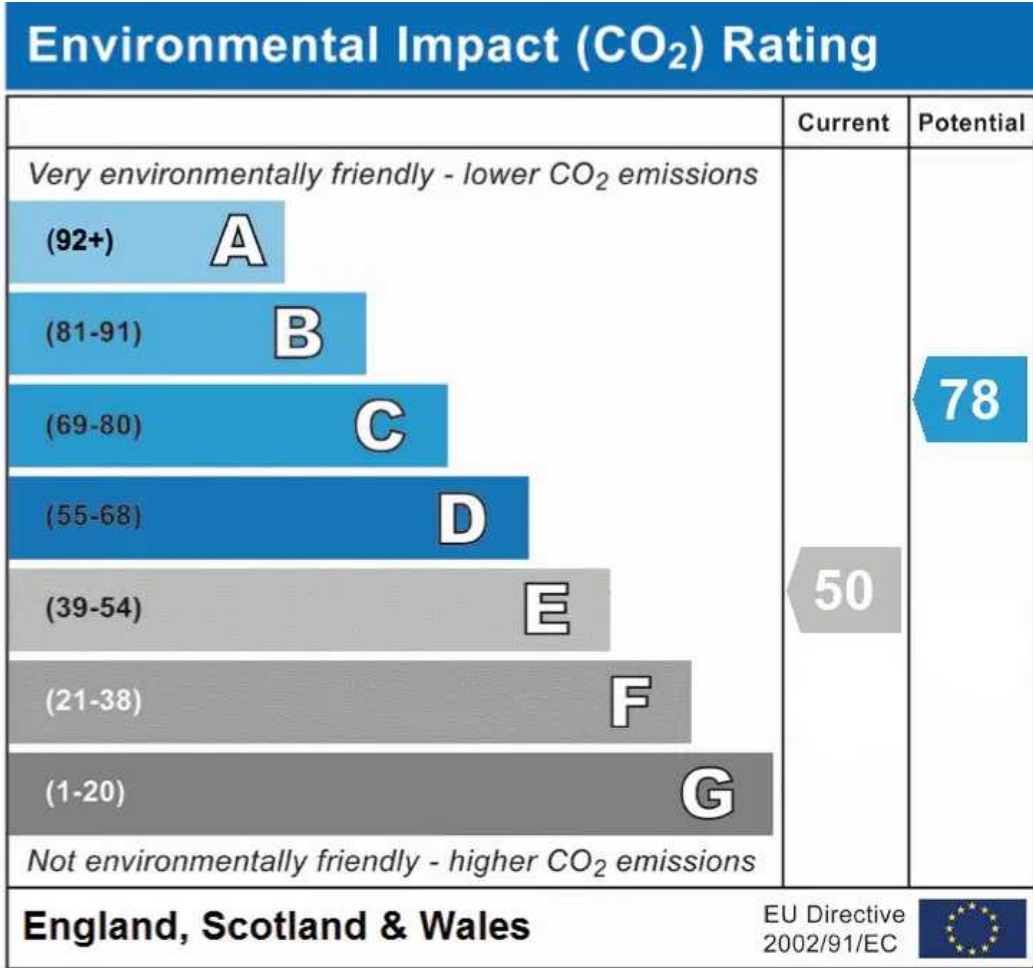
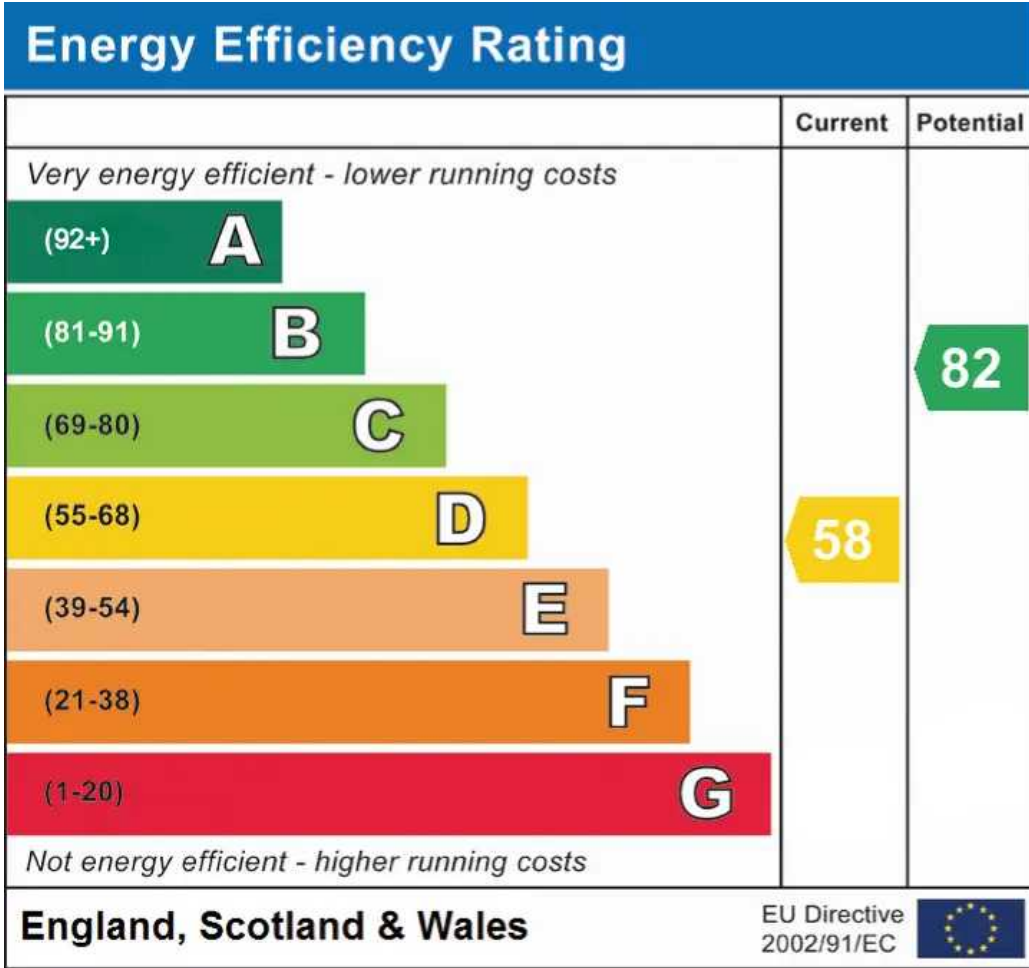
#### **GARAGE**

Triple Garage

There is a single garage with power and lighting plus driveway parking for 2 vehicles.







**Oliver James Property Sales & Lettings**  
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