



**6 Rectory Close, Sawtry**  
**£485,000**

 **Oliver James**  
Property Sales & Lettings



## 6 Rectory Close

Sawtry, Huntingdon

A lovely family home situated in a quiet cul-de-sac with a wrap around South facing garden and double garaging.

Council Tax band: D

Tenure: Freehold

- Executive detached home.
- Four bedrooms.
- Cloakroom, family bathroom and en-suite shower room.
- Arguably one of the best cul-de-sacs within Sawtry.
- A spacious corner plot totalling 0.14 acres.
- Sunny, south facing rear garden.
- Detached double garaging.
- Potential for extension, subject to consent.
- Ideally located within walking distance of all local amenities.
- EPC: TBC





## INTRODUCTION

This executive home is tucked at the end of a quiet and peaceful cul-de-sac of similar homes with a sunny, south facing, corner plot that wraps around the property allowing plenty of space for children to play or budding gardeners to flourish. The accommodation is well proportioned and presented also presenting further opportunity for development or extension, subject to consent. The double garage is detached and there is also an additional workshop / storage shed on a concrete base presenting an opportunity for a home office or workshop to suit requirements. All of the pleasant local amenities, shops and schools are all within safe walking distance and for commuters Huntingdon Train Station is under 10 miles away with Cambridge just a 40 minute drive.

## 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.





