The Maltings, Sawtry, PE28 5GL

£425,000

5 2 2

LATCHAM DOWLING

ESTATE AGENTS

ATTRACTIVE FOUR/ FIVE BEDROOM DETACHED FAMILY HOME IN QUIET CUL-DE-SAC LOCATION WITHIN THIS EVER POPULAR VILLAGE LOCATION

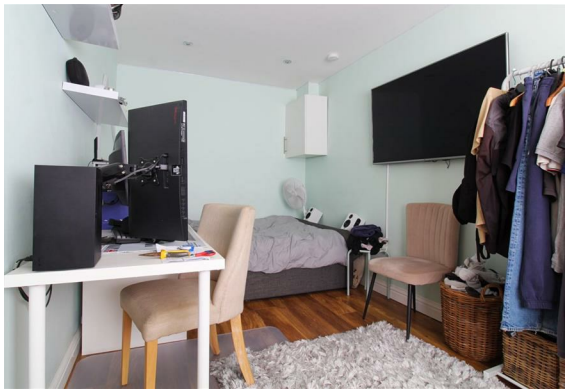
This handsome detached family home is tucked away within a sought after cul-de-sac of similar detached properties and within a short walk of both Sawtry Village Academy and the Sixth Form (which is currently rated 'Good' by Ofsted). Having been lovingly maintained by the current owner, this practical and spacious family home offers a lovely bay fronted living room, a large open plan kitchen/ dining room (with a separate utility room), a double glazed conservatory and a superb and extremely versatile ground floor bedroom/ family room, which could also be utilised as a 'home office' with superfast broadband connections available. On the first floor there are four well proportioned bedrooms, (with an en suite to bedroom one and built in wardrobes to three of the bedrooms) and the family bathroom.

Outside, there is a beautifully landscaped and enclosed West facing rear garden with an extensive Indian sandstone patio area and a large timber shed, along with gated rear access out on to the communal green. To the front of the property there is a double width driveway providing off road parking for two cars.

The Maltings is a wonderfully exclusive and family friendly cul-de-sac, renowned for it's close knit community atmosphere.

Viewing is essential to appreciate the location and proportions of this fabulous family home.

Entrance Via



Entrance Hall
14'5 x 6'3 max (4.39m x 1.91m max)

Cloakroom
5'4 x 3'0 (1.63m x 0.91m)

Living Room
17'11 max into bay x 10'7 (5.46m max into bay x 3.23m)

Open Plan Kitchen/ Dining Room
21'7 x 9'11 (6.58m x 3.02m)

Kitchen Area
11'3 x 9'11 (3.43m x 3.02m)

Dining Area
9'11 x 9'9 (3.02m x 2.97m)

Conservatory
8'11 x 8'0 (2.72m x 2.44m)

Utility Room
9'11 x 3'11 (3.02m x 1.19m)

Ground Floor Bedroom/ Family Room
15'10 x 7'10 (4.83m x 2.39m)

First Floor Landing
12'11 x 2'10 (3.94m x 0.86m)

Bedroom One
14'4 x 10'8 (4.37m x 3.25m)

En Suite Shower Room
9'2 x 4'4 max (2.79m x 1.32m max)

Bedroom Two
12'0 x 8'4 (3.66m x 2.54m)

Bedroom Three
12'1 x 7'5 (3.68m x 2.26m)

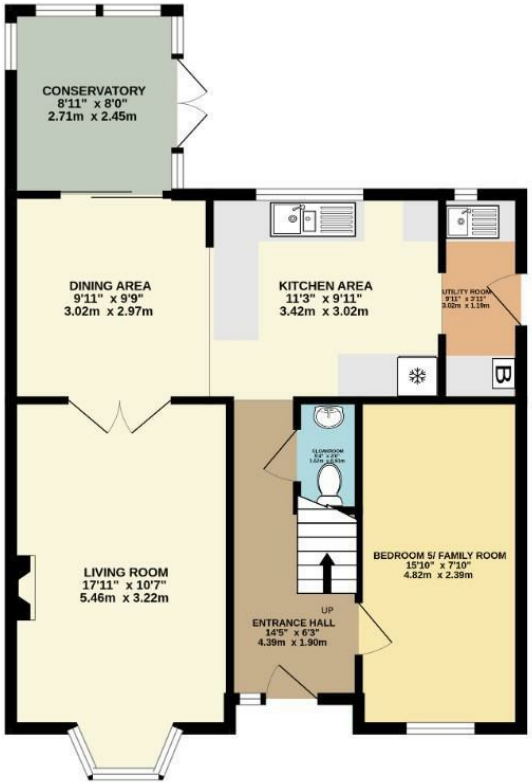
Bedroom Four
8'6 x 6'10 (2.59m x 2.08m)

Bathroom
10'0 x 7'1 max (3.05m x 2.16m max)

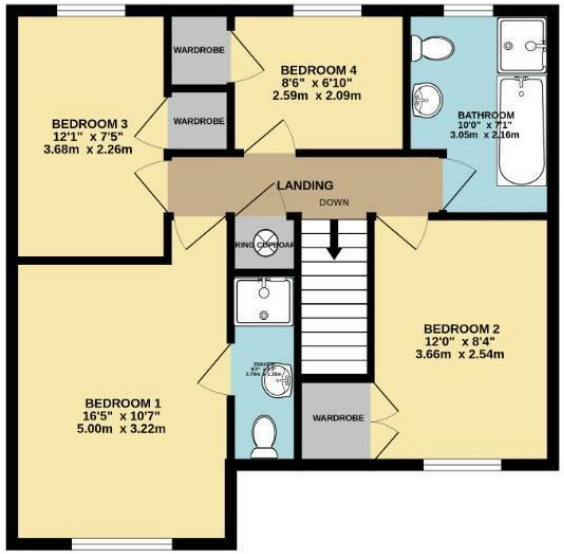
Rear Garden

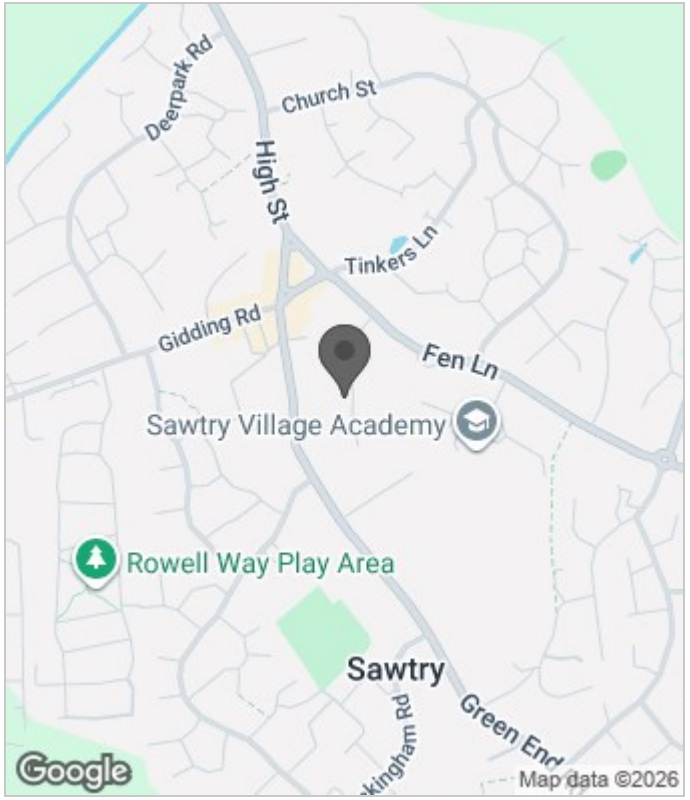
Front Of Property

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.





TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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