



Ibbett Lane, Potton, Sandy

£285,000

- Chain free
- Two parking spaces
- Private rear garden backing onto fields
- Situated in a private close
- Popular location
- Double glazed
- WC
- Rarely available
- Gas radiator heating
- Within close proximity to market square and amenities

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01767 691122

[sales@lane-browns.co.uk](mailto:sales@lane-browns.co.uk)  
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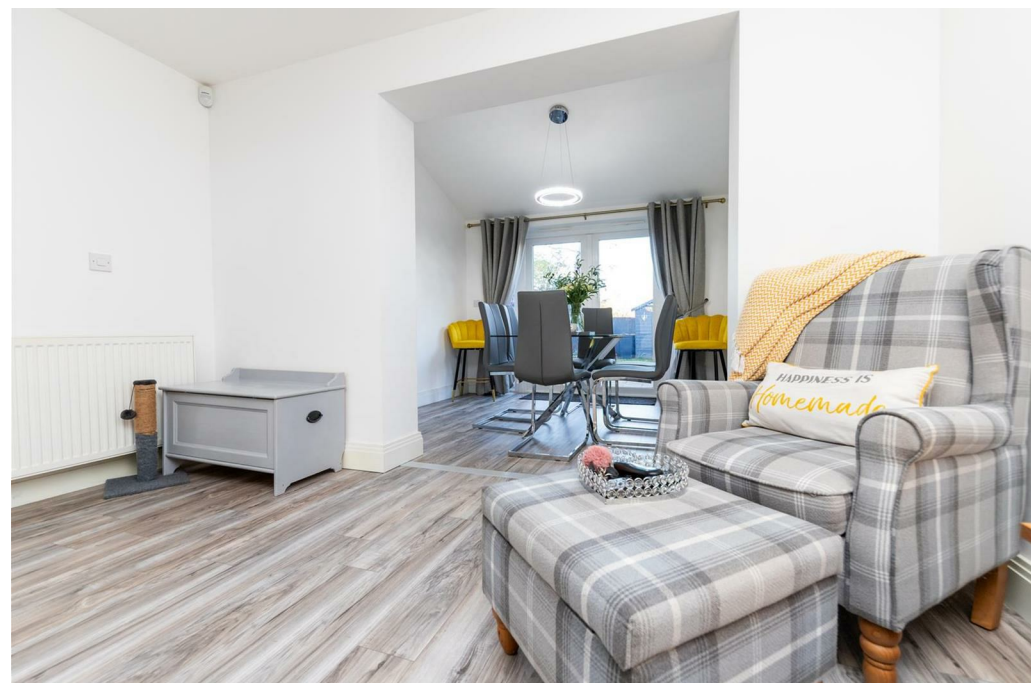
\*\*\* NO CHAIN\*\*\* Extended and well presented two bed roomed property. Is situated in a private close of a popular development. with market town and amenities in close proximity.

Further benefits include two parking spaces and a private garden that backs on to fields.

Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: C



Hall

WC

Kitchen

8'3" x 8'6"

Lounge

11'11" x 16'1"

Conservatory

10'1" x 8'6"

Landing

Bedroom 1

9'11" x 11'2"

Bedroom 2

6'11" x 11'3"

Bathroom

4'9" x 7'10"

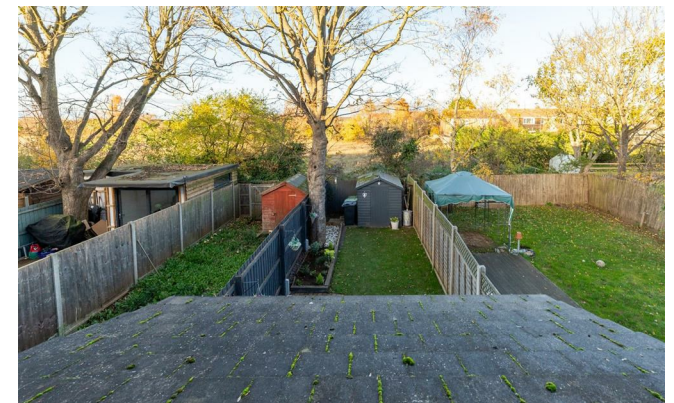
Externally

Front

Parking spaces for two cars with a large block paved turning area. Path to front door. Outside tap.

Rear

A private and enclosed rear garden that backs onto a field. Patio area that extends to a lawned area. Mature trees. Timber shed to rear of garden. Gated rear access. Wall mounted security light.

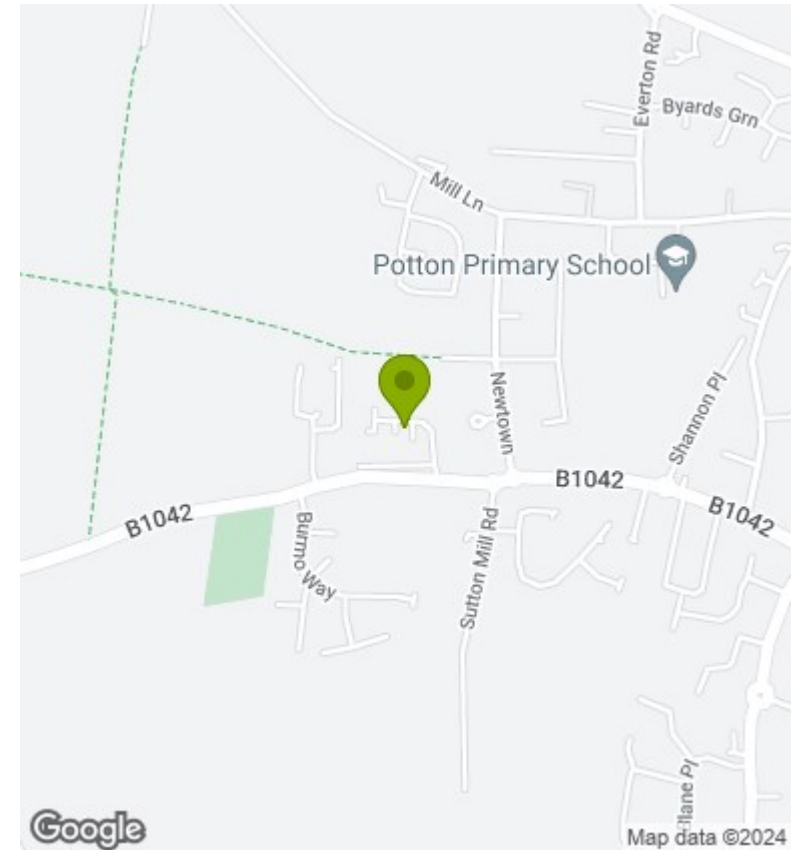




Ibbett Lane, Potton, SG19 2QU

Approximate Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.



## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	