



Mill Lane, Potton, SG19 2PG

£432,500

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this extended three bedroom detached that offers a great level of accommodation. The downstairs comprises of entrance hall, 25' kitchen/breakfast room, dining room, 30' Lounge, 17' utility room and a shower room. Upstairs there are two good sized doubles and a single bedroom along with a family bathroom. The current owners have had work done over the last few years including electrical wiring, new boiler and re-skimmed ceilings. The garden is a good size and fully enclosed. There is a block paved driveway for three cars and a garage with power and lighting.

Potton itself is a thriving market town with many amenities, two schools, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings Cross.

Being on the Western edge of the Town, the station can be driven to in just five minutes door to door.

This is a great family home and offers wonderful space and a footprint that is bigger than many four bed detached homes.

Viewing is highly recommended.

Entrance

Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

25'3 x 8'9 (7.70m x 2.67m)





Utility Room
17'1 x 9'7 (5.21m x 2.92m)

Shower Room
9'6 x 3'8 (2.90m x 1.12m)

Dining Room
12 x 11'6 (3.66m x 3.51m)

Lounge
30'9 x 14'1 max (9.37m x 4.29m max)

First Floor

Landing

Bedroom One
13'3 x 12'9 (4.04m x 3.89m)

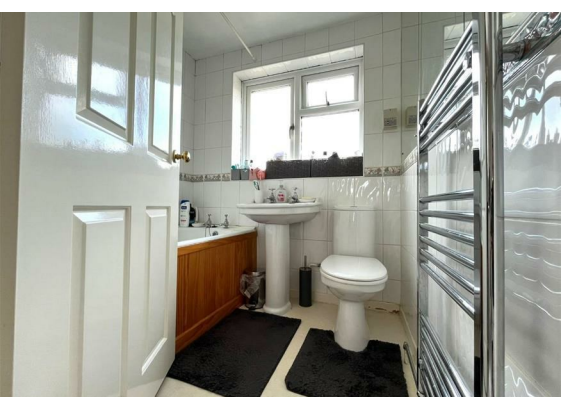
Bedroom Two
14'1 x 11'3 (4.29m x 3.43m)

Bedroom Three
9'1 x 8'4 (2.77m x 2.54m)

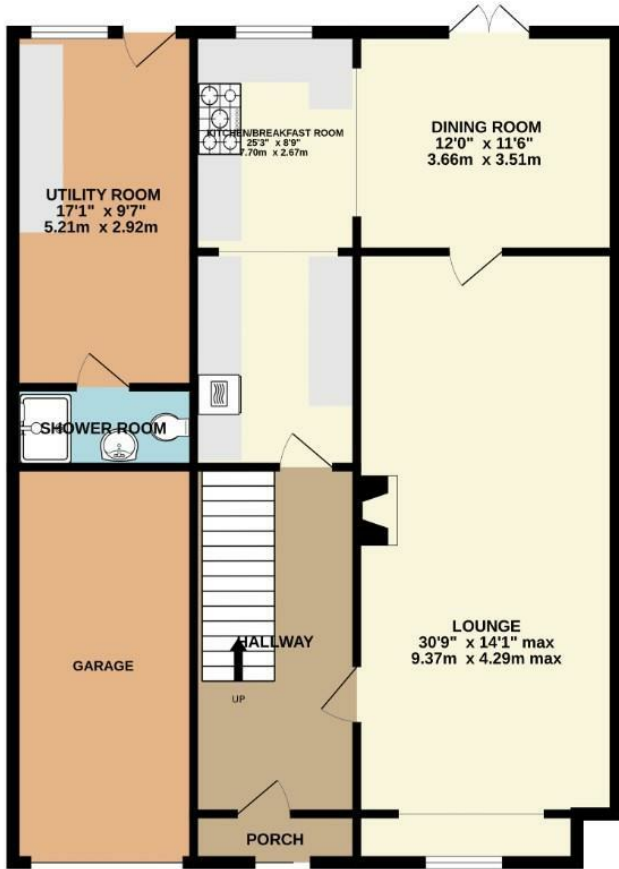
Bathroom

Front Garden

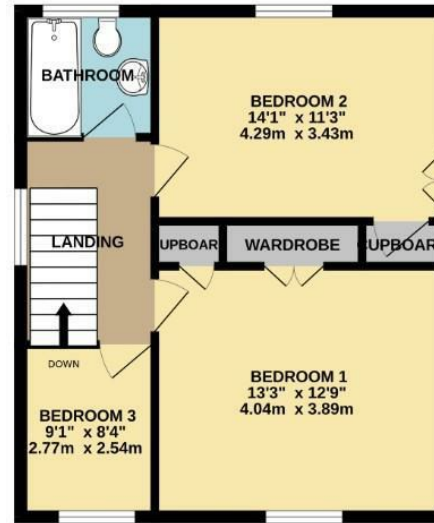
Rear Garden



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.

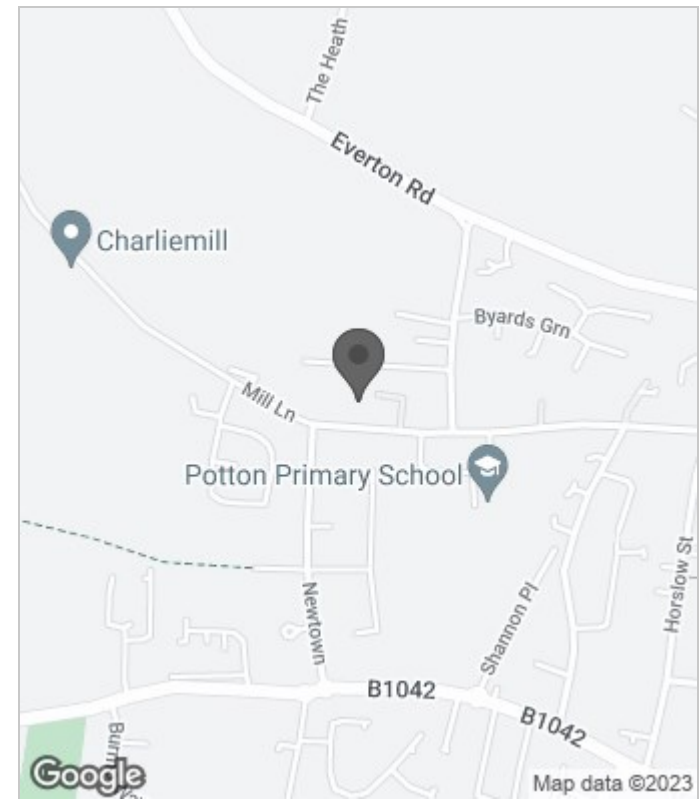


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 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		81
(69-80) C		
(55-68) D	53	
(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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