



Sun Street, SG19 2LR

Offers over £250,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale the stunning completely re-furbished two bedroomed cottage located a stones throw from the Town Centre. The property was purchased by the current owners in 2015 and with all the work they have put into the property, it was some three years later before they could actually move in.

The feature point of the 17' lounge/diner is the amazing brick "Inglenook" fireplace with its quarry tiled hearth and housing a "Cast Iron" log burner. The Kitchen has a gorgeous quarry tiled floor, "Belfast" style sink and solid "Oak" worktops. As you walk up the staircase you cant help but admire the exposed beams. Its the same with the main bedroom which is equally impressive. Bedroom two is a great size and the thought given to the shower room is impressive and coupled with the fact its 13' in length. Outside there is a small area that could house a small table and chairs as well as there being a log store.

Now one of the real benefits is its proximity to Potton Town Centre. It is literally less than a minute to walk to the town centre.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3- and 4-mile drive respectively both offer mainline train stations to London St Pancras.

This truly is a stunning cottage and i'm sure like me, you will be impressed.

Entrance







**Lounge/Diner**  
17'6 x 12'1 narrowing to 11'3 (5.33m x 3.68m narrowing to 3.43m)

**Kitchen**  
11'6 x 10'7 (3.51m x 3.23m)

**First Floor**

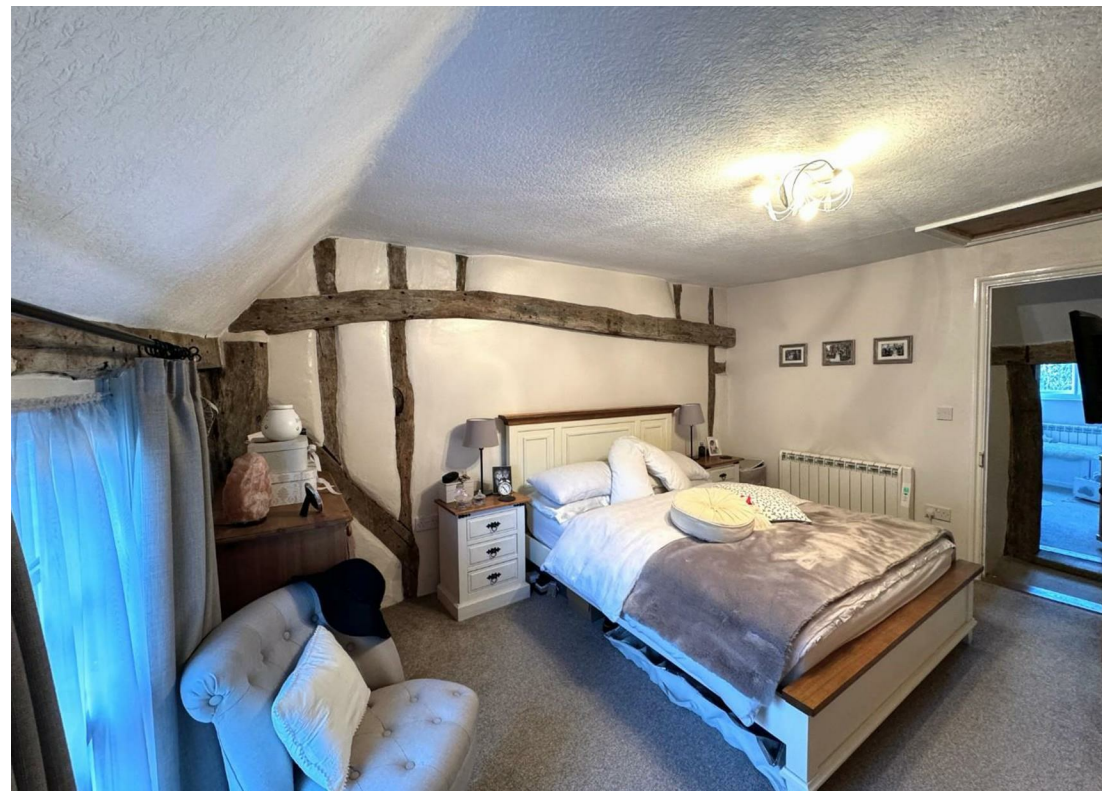
**Landing**

**Bedroom One**  
14' x 11'10 narrowing to 8'9 (4.27m x 3.61m narrowing to 2.67m)

**Bedroom Two**  
11'9 x 8'2 (3.58m x 2.49m)

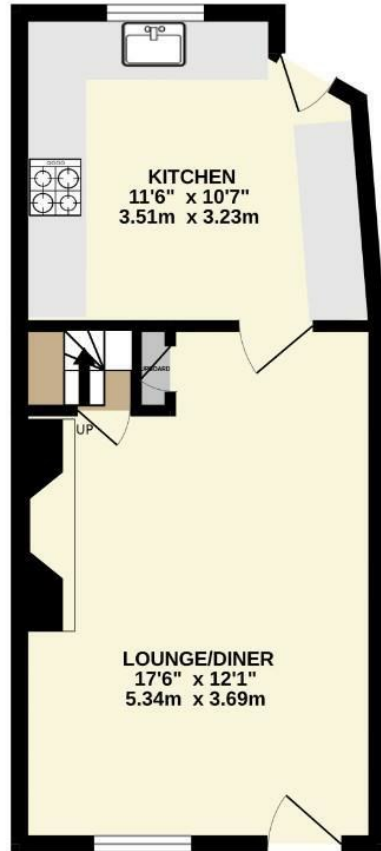
**Shower room**  
13'2 x 2'8 (4.01m x 0.81m)

**Outside**

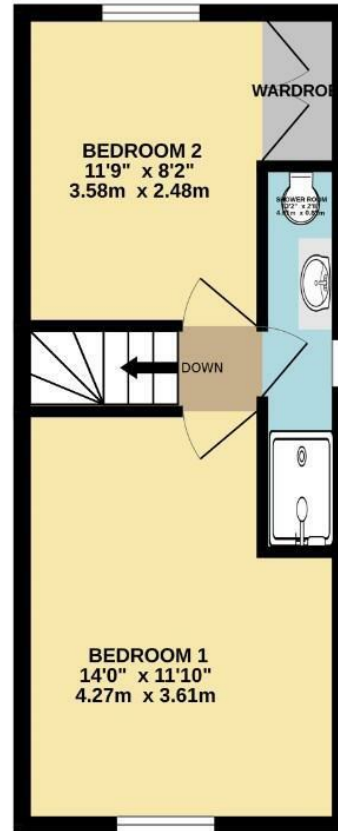




GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.

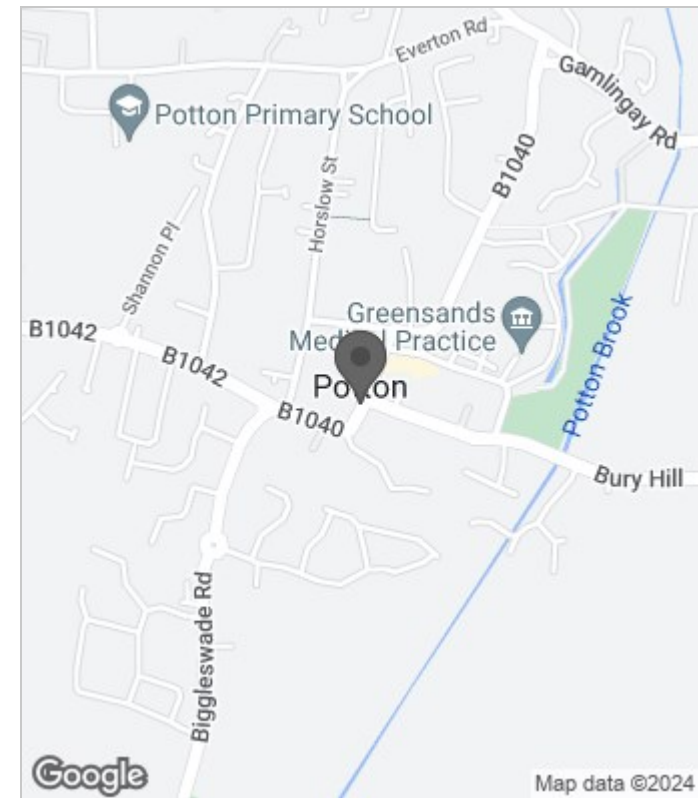


1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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 is given as to their operability or efficiency can be given.  
Made with Metropix 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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