



Goodship Lane, Potton, SG19 2GA

£2,150 Per month

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LATCHAM  
DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for rent this fabulous four bedroomed detached family home. The home is in Showhouse condition and has been upgraded by the present owners. The home is only two years old and can be offered for rent either unfurnished or part furnished but will include all kitchen appliances.

The house has two great size reception rooms. The lounge is 17' and is triple aspect.. The kitchen/Family room is wonderful with Bi-Fold doors that lead onto the private garden and is Full of Integrated appliances and is the real hub of the home being 17 x 10'7. There is also a cloakroom to the ground floor. The first floor has two doubles, one with En Suite and a family bathroom. To the second floor there are two double bedrooms with one currently being used as a wonderful cinema room.

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 really good family home and rarely available.

AGENTS NOTE

\*Available mid April.

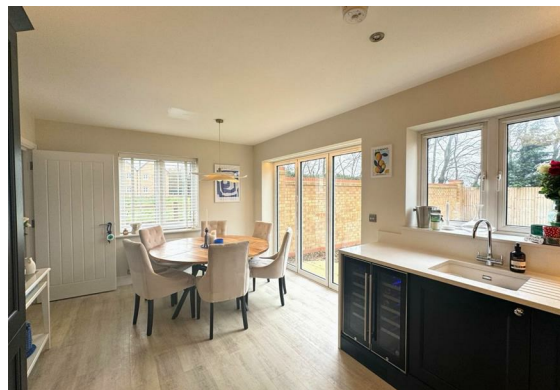
\*\*Can be part furnished or un-furnished

\*\*\*A small pet may be considered.

Entrance

Entrance Hall

Cloakroom







**Lounge**  
17' x 10'3 (5.18m x 3.12m)

**Kitchen/family Room**  
17'8 x 10'5 (5.38m x 3.18m)

**First Floor**

**Landing**

**Bedroom One**  
13'5 x 10'7 (4.09m x 3.23m)

**EnSuite**

**Bedroom Two**  
10'5 x 10'1 (3.18m x 3.07m)

**Family Bathroom**  
10'5 x 6'7 (3.18m x 2.01m)

**Second Floor**

**Landing**

**Bedroom Three**  
10'10 x 10'7 (3.30m x 3.23m)

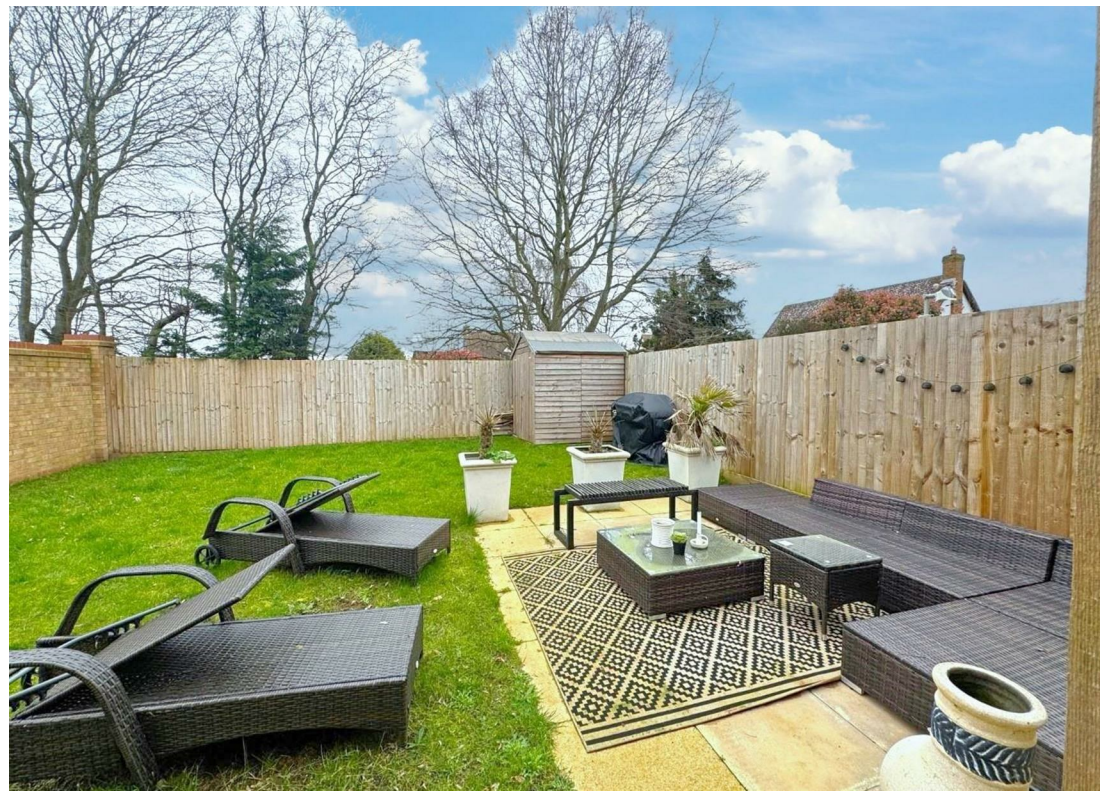
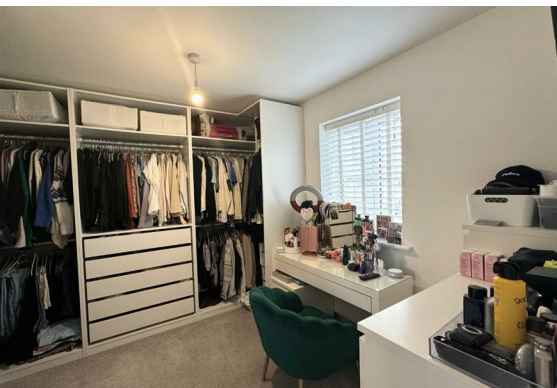
**Bedroom Four**  
13'8 x 10'10 (4.17m x 3.30m)

**Outside**

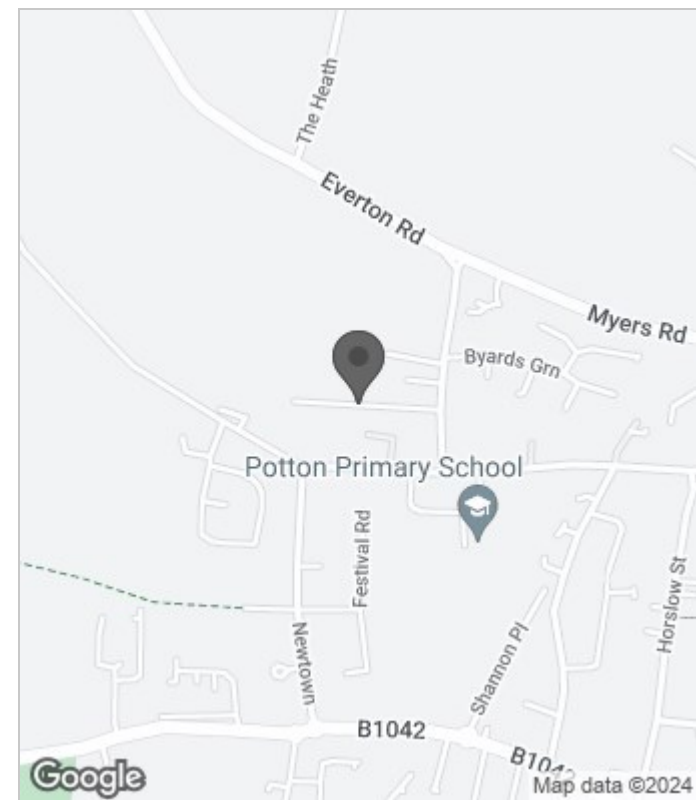
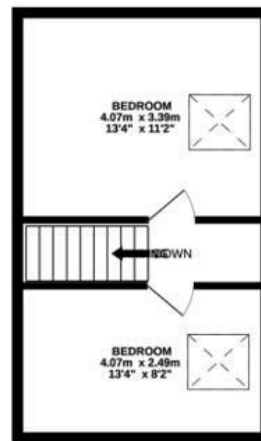
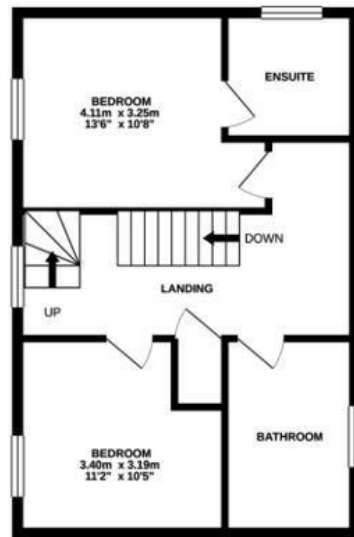
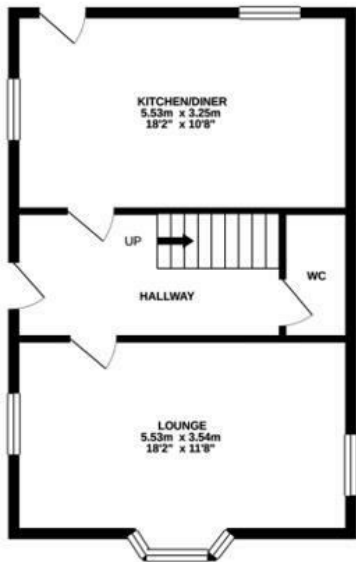
**Front Garden**

**Rear Garden**

**Parking**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.