



Stewart Croft, Potton, SG19 2RR
£300,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this three stunning three bedroom home set within this attractive Mews style development with beautifully landscaped and manicured communal grounds. This extremely well presented three bedroom home offers spacious, light and airy accommodation and benefits from a gorgeous OPEN PLAN KITCHEN/ DINER (with French doors leading out to the garden) a STUNNING RE-FITTED BATHROOM, LOUNGE AND THREE BEDROOMS. There is a private and enclosed rear garden, a SINGLE GARAGE and parking!! There is double glazing and gas central heating via a fairly new combi boiler. Viewing is a must to really appreciate the quality of this lovely home and the environment it sits within!!

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Entrance

Entrance Lobby

Lounge

12'8 x 11'7 (3.86m x 3.53m)

Kitchen/Diner

14'9 x 12 (4.50m x 3.66m)

First Floor

Landing





Bedroom One
10'8 x 8'7 (3.25m x 2.62m)

Bedroom Two
11'2 x 8'2 (3.40m x 2.49m)

Bedroom Three
8' x 6,5 (2.44m x 1.83m,1.52m)

Bathroom

Front Garden

Rear Garden

Garage

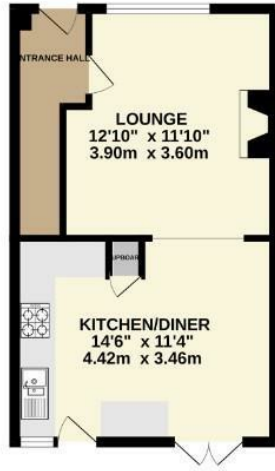
Communal Gardens

Parking

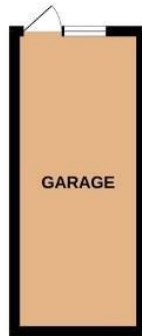
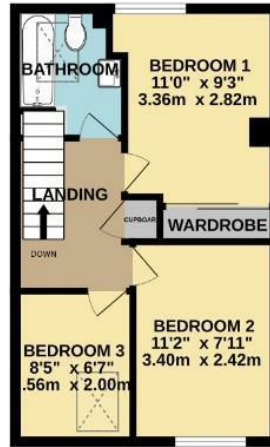
Agents Note



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

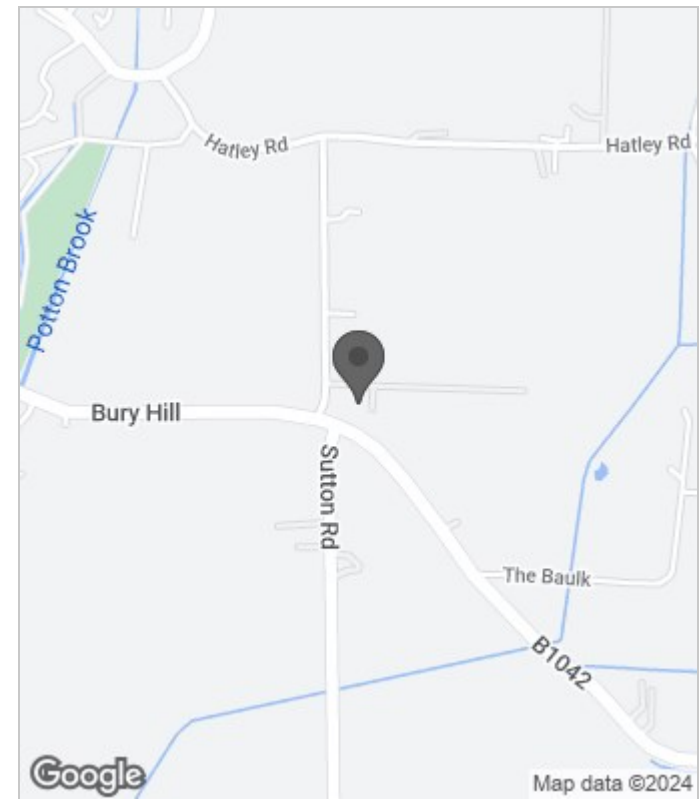


1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, towers 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		88
(81-91) B		
(69-80) C	74	
(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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