



Mill Lane, Potton, SG19 2PG

£2,000 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 fabulous condition and is offered for sale unfurnished but does include all white goods.

The house has two great size reception rooms. The lounge houses a cast iron log burner. The kitchen/Breakfast room is wonderful. Full of Intergrated appliances and is the real hub of the home being 19' x 17'. There is a separate utility room with washing machine and dryer. There is also a shower room to the ground floor. The first floor has three doubles and a single bedroom with the main bedroom being 19' There is a single garage and a block paved driveway with parking for four cars. The rear garden is also a great size and would make a great area for entertaining.

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

* Includes all white goods, oven, hob, washing machine, dryer, fridge, freezer, log burner.

**Available from the 20/7/2024





Entrance

Entrance Lobby

Entrance Hall

Shower Room

Lounge

18'2 x 11'7 (5.54m x 3.53m)

Dining Room

20'9 max x 9'1 (6.32m max x 2.77m)

Kitchen/Breakfast Room

19'5 max x 17'5 max (5.92m max x 5.31m max)

Utility Room

7'9 x 5'8 (2.36m x 1.73m)

First Floor

Landing

Bedroom One

19'5 x 8'7 (5.92m x 2.62m)

Bedroom Two

12'6 x 11'6 (3.81m x 3.51m)

Bedroom Three

13'3 max x 9'3 (4.04m max x 2.82m)

Bedroom Four

8'2 x 7'4 (2.49m x 2.24m)

Bathroom

8'3 x 6'1 (2.51m x 1.85m)

Outside

Front Garden

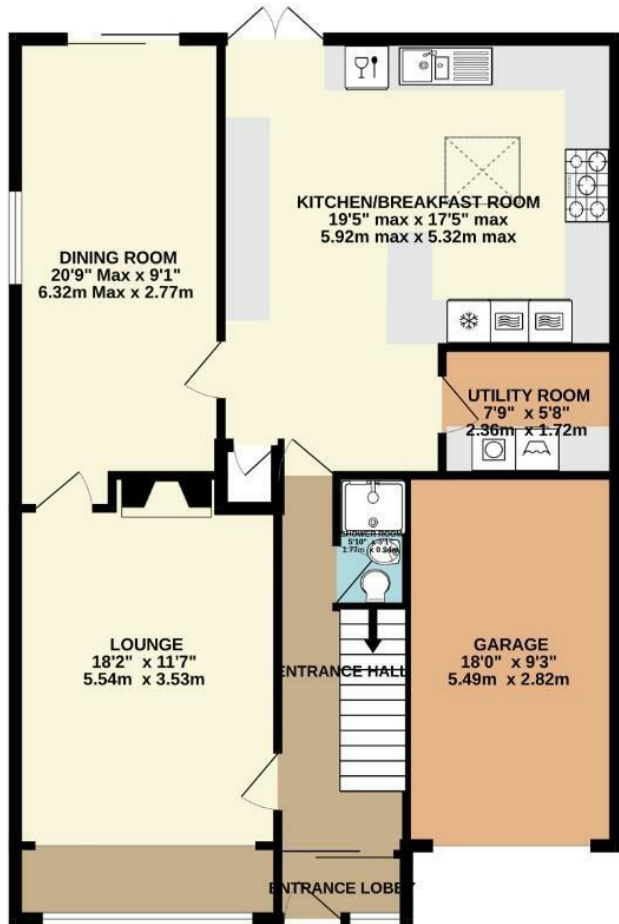
Rear Garden

Garage

18' x 9'1 (5.49m x 2.77m)



GROUND FLOOR
989 sq.ft. (91.8 sq.m.) approx.

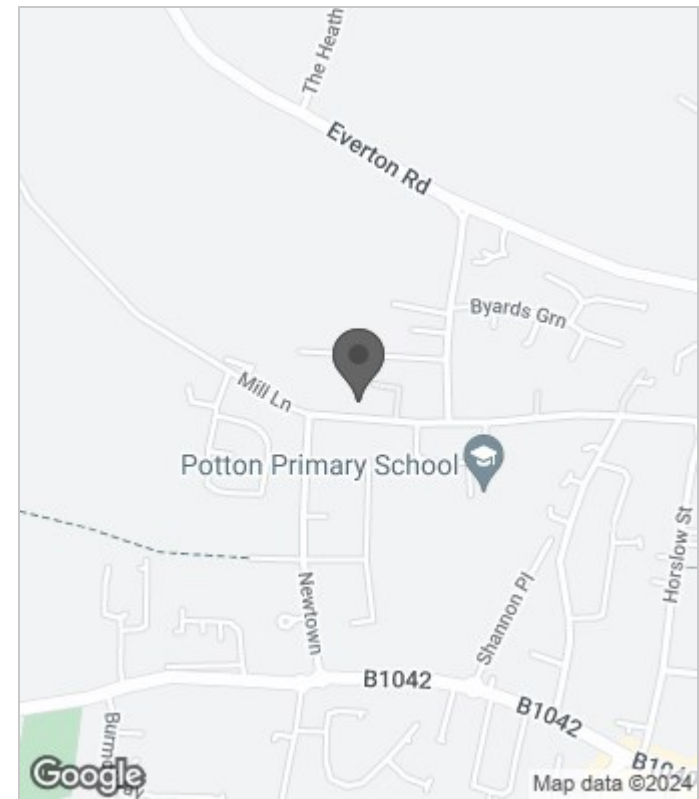


1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1548 sq.ft. (143.8 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		82
(69-80) C	71	
(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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