Ibbett Lane, Potton, SG19 2QU
Guide Price £400,000 to £425,000

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LATCHAM DOWLING
ESTATE AGENTS

UNEXPECTEDLY RE-AVAILABLE 28/02/2025

GUIDE PRICE £400,000 TO £425,000

Latcham Dowling are delighted to offer, this four bedroomed, extended semi-detached home, that is offered for sale in great condition.

On the ground floor there is a refitted and extended kitchen/breakfast room that has a part-vaulted ceiling, complete with bi-folding doors that extend the full width of the kitchen.
The lounge is now situated at the front of the property.
When the extension was planned, the current owners wanted to have the large kitchen/breakfast room to benefit from the lovely views and make this room the hub of the home.
It also allowed them to add a great utility room and WC to the rear with separate doors to garden and garage storage. There is "Karndean" flooring to the whole of the ground floor.

On the first floor there are three bedrooms, two of which are doubles and both have built in wardrobes. A family bathroom completes the first-floor accommodation.
On the second floor there is the master bedroom suite which is 15'6" and has a recently refitted ensuite complete with double walk-in shower.

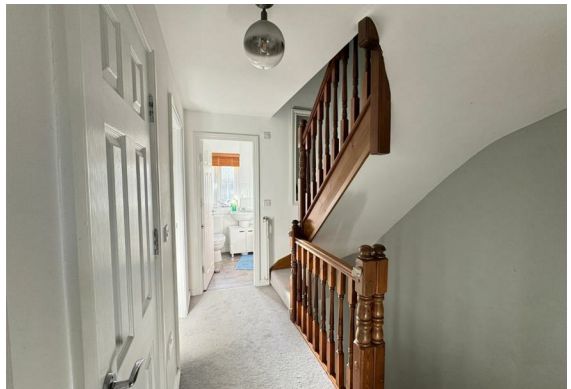
There is a garage but the rear part was converted to the utility and WC.
The garage/storage area has power and lighting with block paved parking to the front, as well as a two third/one third personal door and garage door.

The rear garden is wonderfully looked after and backs on to open fields.

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.
The property is presented in wonderful condition and really needs to be viewed internally to be fully appreciated.

Entrance

Entrance Hall



Lounge
16'2 x 9'3 (4.93m x 2.82m)

Kitchen/Breakfast Room
16'2 x 16'3 (4.93m x 4.95m)

Utility Room
7'6x 4'3 (2.29mx 1.30m)

W.c

Garage/Storage

First Floor

Landing

Bedroom Two
11'3 x 9'4 (3.43m x 2.84m)

Bedroom Three
10'4 x 9'4 (3.15m x 2.84m)

Bedroom Four
7'8 x 6'7 (2.34m x 2.01m)

Family Bathroom

Second Floor

Bedroom One
15'6 into bay x 12'9 (4.72m into bay x 3.89m)

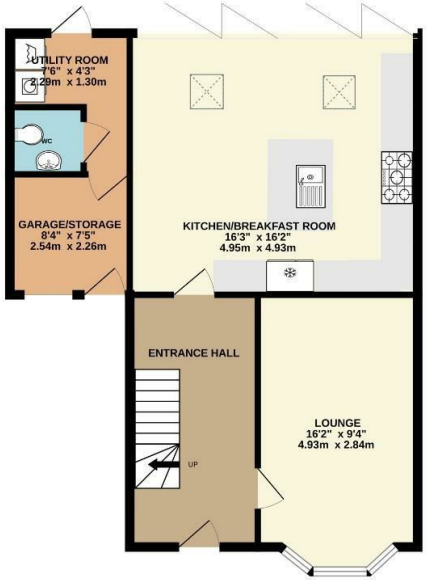
En Suite
8'2 x 7'7 (2.49m x 2.31m)

Ouitside

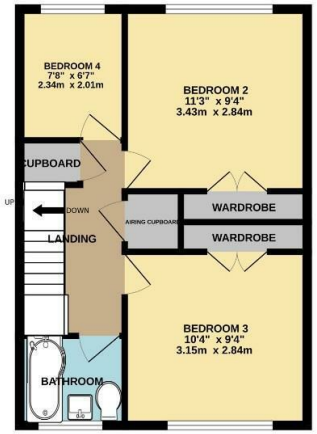
Front Garden

Rear Garden

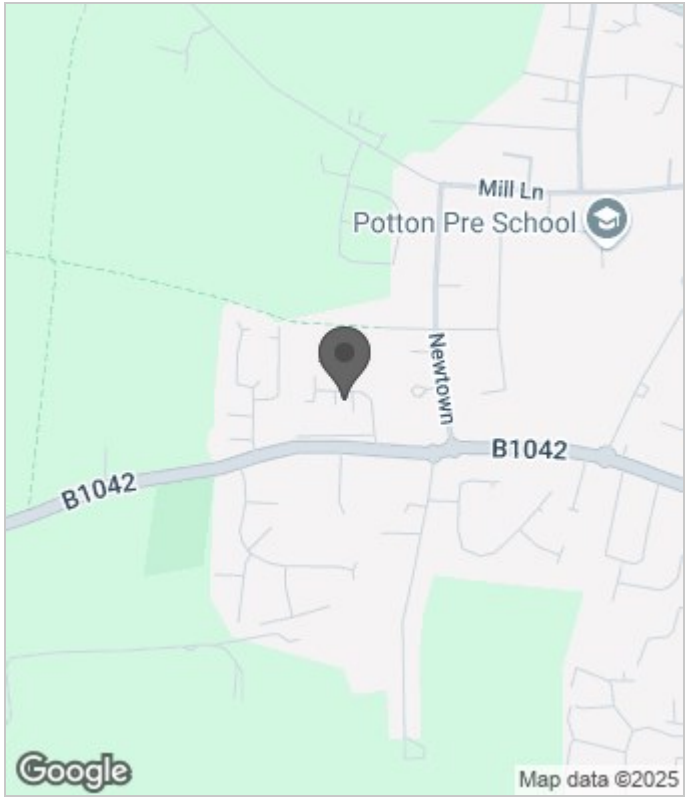
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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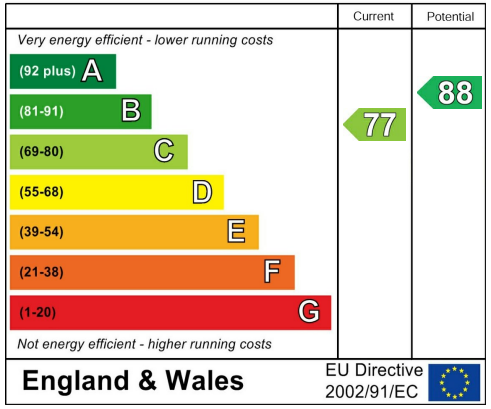
Energy Efficiency Rating



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