



Everton Road, Pottton, SG19 2PA

Asking price £500,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this three bedroomed detached cottage that is presented in beautiful condition and has had both a new kitchen and bathroom installed to a high quality finish. On top of that there is now a wonderful Annex that has its own kitchen and bathroom and is fully self contained. The property also has the real benefit of off road parking for four cars. The property comprises of a Lounge, separate dining room, fully fitted kitchen with underfloor heating, snug, beautifully refitted bathroom and a utility area. Upstairs there are three bedrooms and a wc. The Annex was formally a double garage and now offers a fitted kitchen/Lounge area and a double bedroom with an En suite.

Potton is a market town with many amenities. It has school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade 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 lobby

Lounge

14'3 x 12'2 (4.34m x 3.71m)

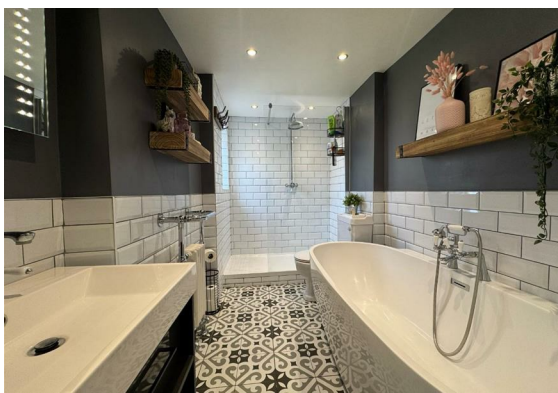
Dining room

14'3 x 10'9 (4.34m x 3.28m)

Inner hallway

Kitchen

12'2 x 9'2 (3.71m x 2.79m)





Snug
9'2 x 7'5 (2.79m x 2.26m)

Utility area
6'2 x 4'7 (1.88m x 1.40m)

Bathroom

First floor

Galleried landing

Bedroom one
14'1 x 7'6 (4.29m x 2.29m)

Bedroom two
14'11 x 7'8 (4.55m x 2.34m)

Bedroom three
11'4 x 6'3 (3.45m x 1.91m)

Annex

Annex entrance

Annex Lounge/Kitchen
14'7 x 9'1 (4.45m x 2.77m)

Annex bedroom
11'4 x 9'5 (3.45m x 2.87m)

Annex En suite

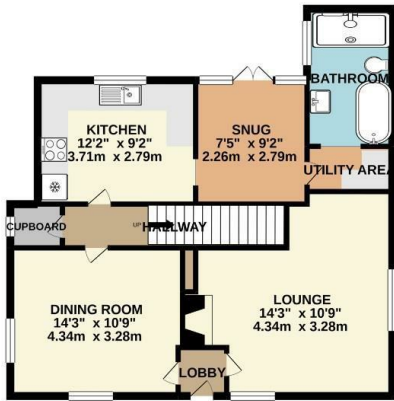
Outside

Front

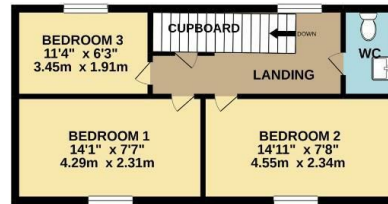
Rear garden



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

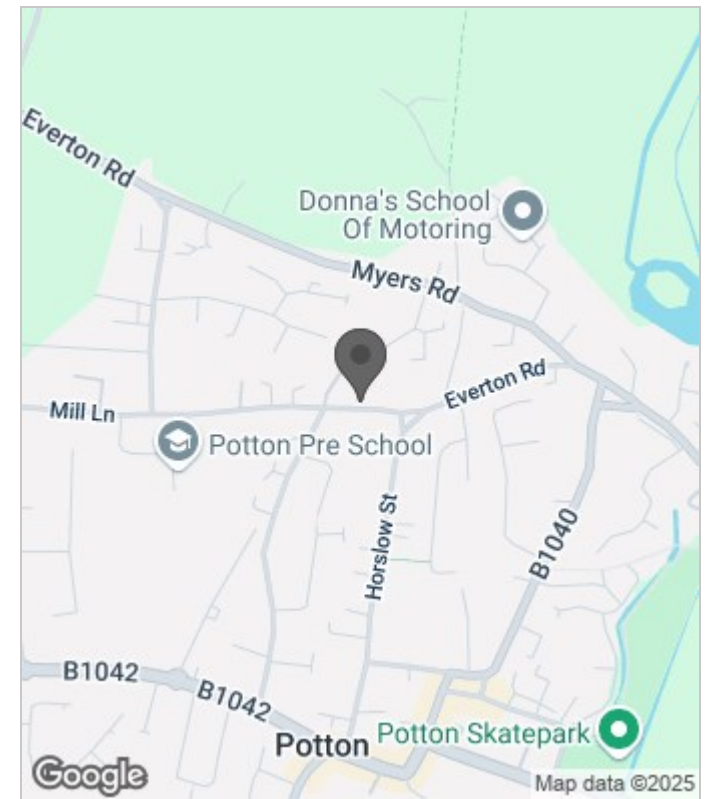


1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.