



Blane Place, Potton, SG19 2FQ
£425,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this stunning three bedroomed detached home built by Mulberry homes to the Abbey design.

The kitchen/Family room is a real hub of the home and well appointed with an extensive range of Bosch appliances including, double oven, 5 ring gas hob, fridge/freezer, washing machine and dishwasher. There is a lounge to the front of the property that looks out to a field and the 15th green of the prestigious Carthage course of the John O Gaunt golf club. A downstairs W.C completes the ground floor.

To the first floor there is a spacious landing. Bedroom one is situated to the front of the property and again affords views towards the golf course. There is also an En-Suite to this bedroom. Bedroom two is a good double and bedroom three a good size single. The family bathroom is a four piece suite having not only a bath but a separate shower.

Outside the rear garden has a raised patio with steps to a lawned area. There is a double outside power point. To the front as already mentioned, you have wonderful views. In addition the property is located at the end of a Cul De Sac and has a driveway with parking for two cars with a third parking space to the front. There is a 19' oversized garage complete with power and lighting.

The house is stunning and so to is the location. You are yards from being in the countryside with lovely walks along the edge of the "Carthage" golf course and "Pegnut" wood.

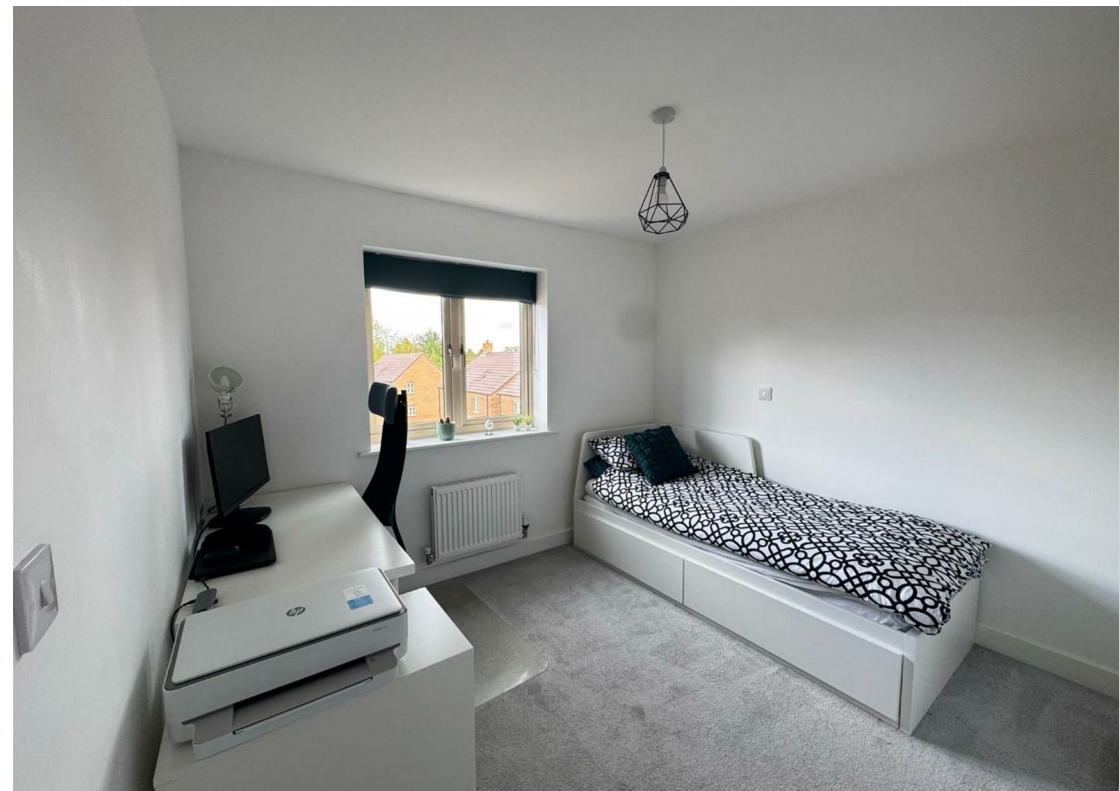
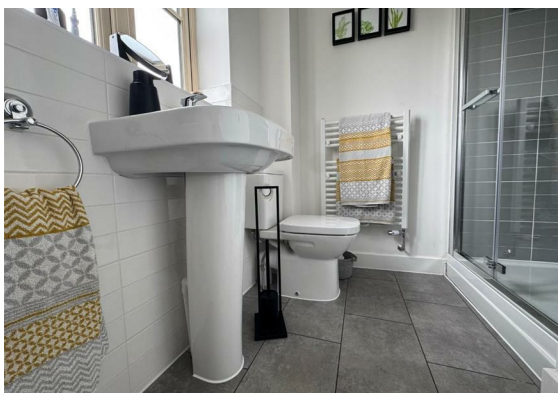
This property is situated on the very Southern edge of Potters and is located approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras and make this home ideal for those that need to commute. There are many local amenities in the bustling Town.

This is a stunning home and viewing is highly recommended.

Entrance

Entrance Hall

W.C





Lounge
14'5 x 10'9 (4.39m x 3.28m)

Kitchen/Family Room
18'2 x 11'1 (5.54m x 3.38m)

First Floor

Landing

Bedroom One
11'8 x 11'5 max (3.56m x 3.48m max)

En Suite

Bedroom Two
10'2 x 9'5 (3.10m x 2.87m)

Bedroom Three
7'7 x 7'6 (2.31m x 2.29m)

Family Bathroom
8'7 x 6'6 (2.62m x 1.98m)

Outside

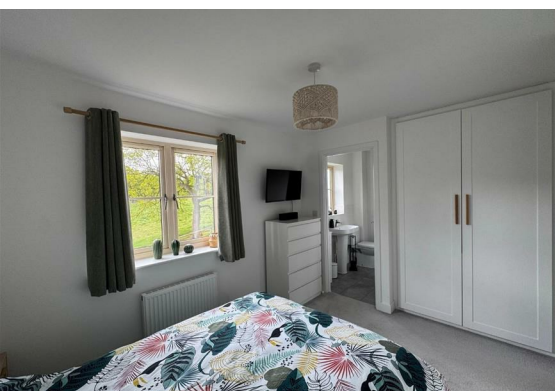
Rear Garden

Front Garden

Parking

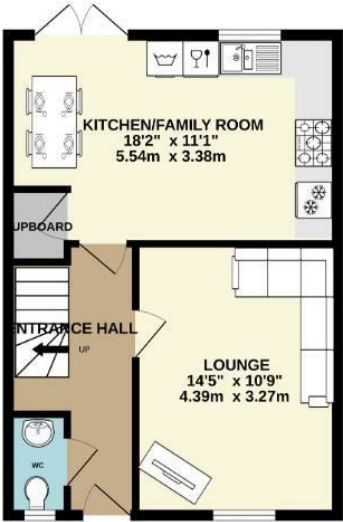
Oversize garage
19'5 x 9'7 (5.92m x 2.92m)

Agents Note

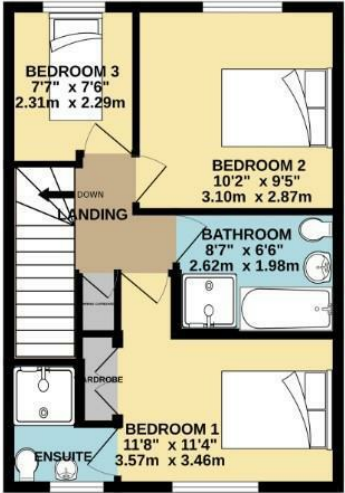




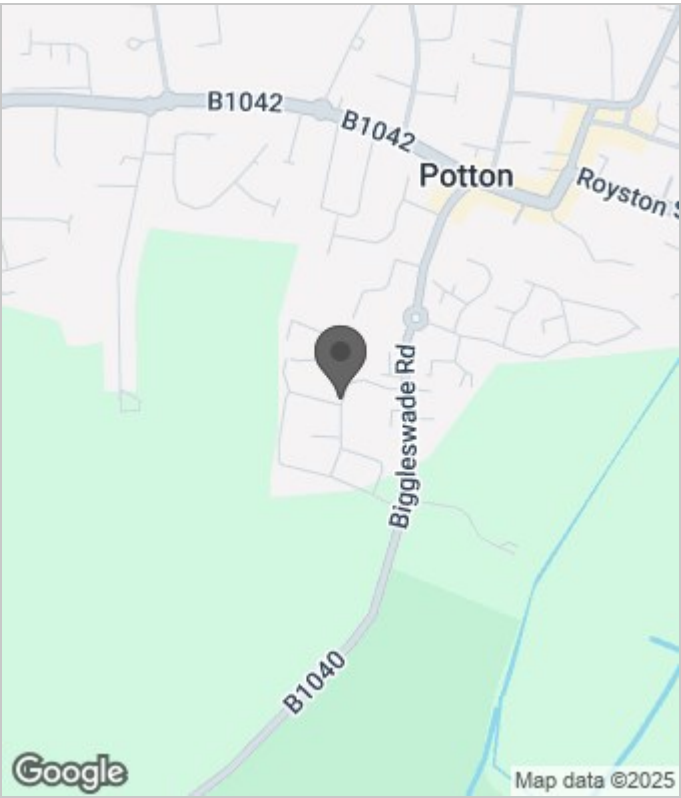
GROUND FLOOR



1ST 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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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