



Spencer Close, Potton, SG19 2QR
Offers over £450,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented and extended four double bedroomed detached home situated just a few minutes walk from the town centre.

This property offers wonderful space not only with its four double bedrooms but to the ground floor too. There is an entrance lobby that in turn leads to the entrance hall. There is a W.c just off of the hallway. To the front of the property is the 18' kitchen/breakfast room with its bay window and fitted range of units including integrated Neff appliances. The lounge is situated to the rear with directly access to the garden via its patio doors. There is then an opening to the dining room that could be used as a study or even a snug area, the choice is yours.

Upstairs there is plenty of room for a growing family and no squabbling about who has what room as all four bedrooms are similar in size. The family bathroom has been re-fitted.

As well as double glazing throughout, there is also a gas boiler that is only a year old.

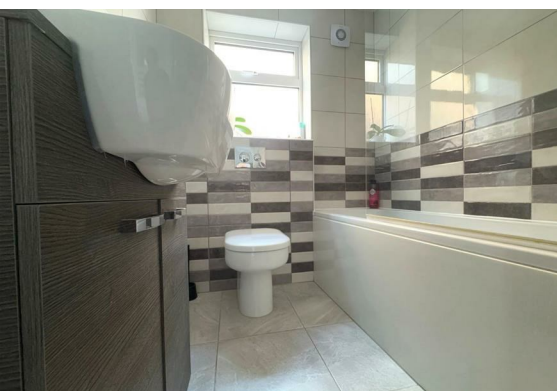
Outside the rear garden is lovely and well maintained with a lawned area and an abundance of flower and shrubs. To the front not only do you have a garage with its electric garage door but parking for three cars to the driveway.

As already mentioned, Spencer close is a great location and is just a short walk to the town centre.

Potton is a market town with many amenities. It has a school, 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.

This is a beautifully presented family home and viewing is highly recommended.





Entrance

Entrance Lobby

Entrance Hall

W.c

Lounge
22'3 x 10'8 (6.78m x 3.25m)

Dining Room
11'1' x 11'10 (3.38m' x 3.61m)

Kitchen/Breakfast Room
18'3 x 9'6 (5.56m x 2.90m)

First Floor

Landing

Bedroom One
11'10 x 11'1 (3.61m x 3.38m)

Bedroom Two
11'3 x 10'8 (3.43m x 3.25m)

Bedroom Three
10'7 x 10'8 (3.23m x 3.25m)

Bedroom Four
11'2 x 10'1 (3.40m x 3.07m)

Bathroom

Outside

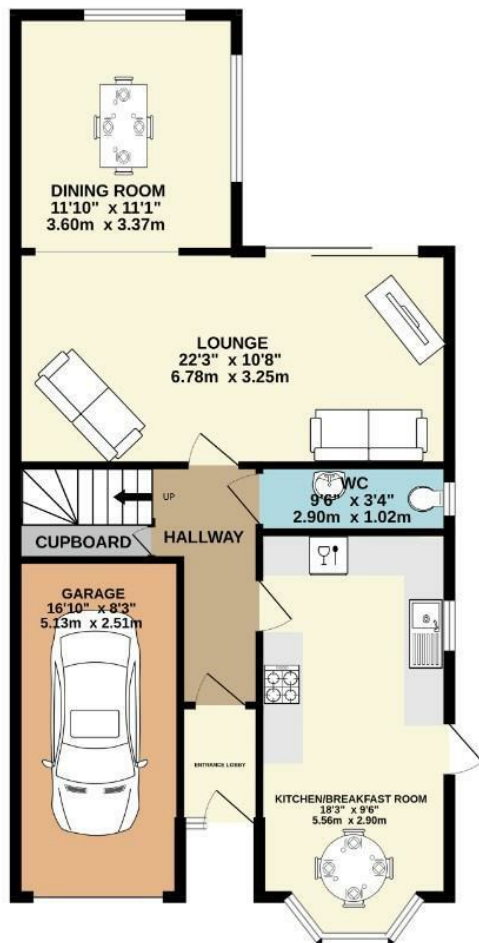
Front Garden

Rear Garden

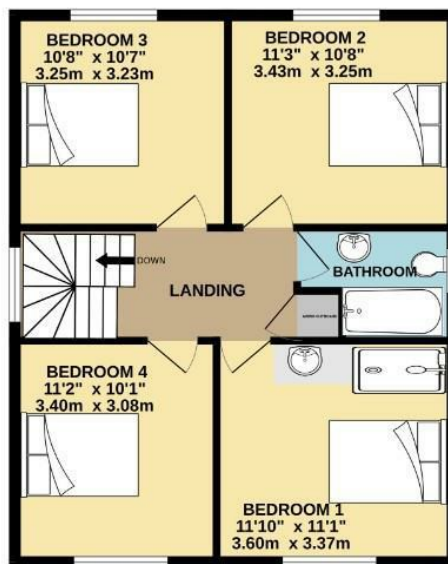
Garage

Parking

GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.

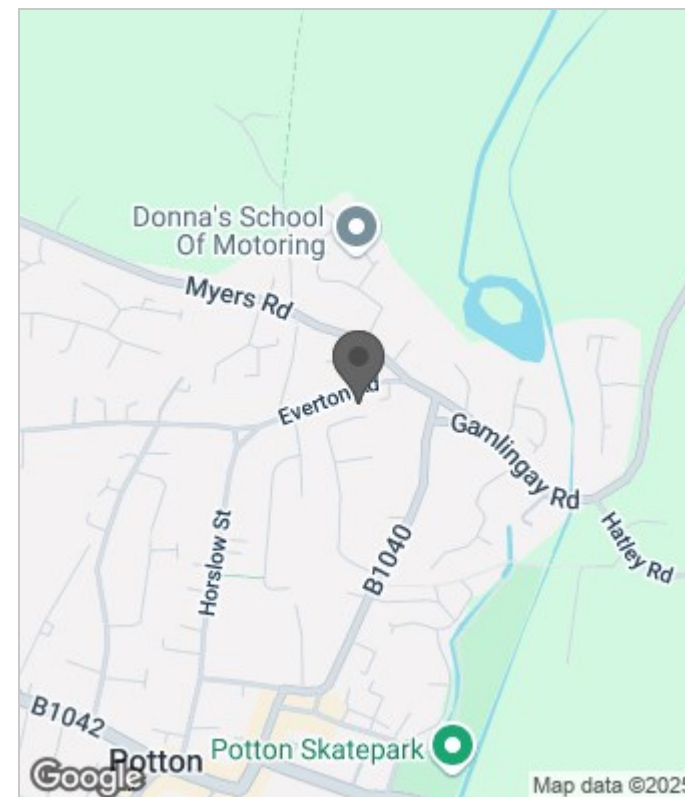


1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of eaves, 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		
(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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