



The Paddocks, Potton, SG19 2QD
£315,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this attractive and well-appointed three double bedroomed home, now available for sale. This property is ideal for first-time buyers and families seeking both convenience and comfort in a welcoming setting. Featuring three spacious double bedrooms, this residence provides ample accommodation for a growing family or those desiring extra space for guests or a home office.

The home boasts a modern open-plan kitchen/breakfast, perfect for relaxed mornings and casual dining. There is a useful Utility/cloakroom located to the rear of the property. The beautifully designed bathroom is enhanced by a contemporary heated towel rail, offering a touch of everyday luxury.

Further elevating its appeal, the property includes private parking for two cars and a single garage, ensuring secure and convenient vehicle storage. The house enjoys an EPC rating of C and falls within Council Tax Band C.

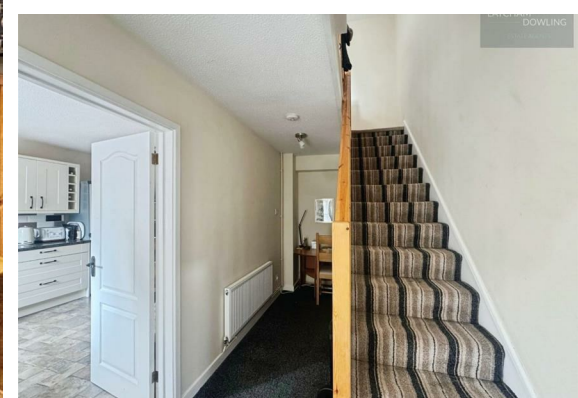
Positioned within walking distance of the town centre, this home benefits from immediate access to a host of local amenities and well-regarded nearby schools, making it a practical choice for families. For those who enjoy the outdoors, picturesque country walks are right on your doorstep.

Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras that make this home ideal for those that need to commute and of course just a 5 minute walk to the Town Centre.

Contact us today to arrange a viewing and experience all that this superb home has to offer.

Entrance

Entrance Porch





Lounge/Diner
17'10 x 11'5 (5.44m x 3.48m)

Kitchen/Breakfast Room
13'8 x 15'6 narrowing to 11'1 (4.17m x 4.72m narrowing to 3.38m)

Inner Hallway
18'9 x 6'4 (5.72m x 1.93m)

Utility Room/W.c
6'9 x 6'6 (2.06m x 1.98m)



First Floor

Landing

Bedroom One
11'8 x 8'8 (3.56m x 2.64m)

Bedroom Two
11'6 x 8'8 (3.51m x 2.64m)

Bedroom Three
11'4 x 8'8 (3.45m x 2.64m)

Bathroom

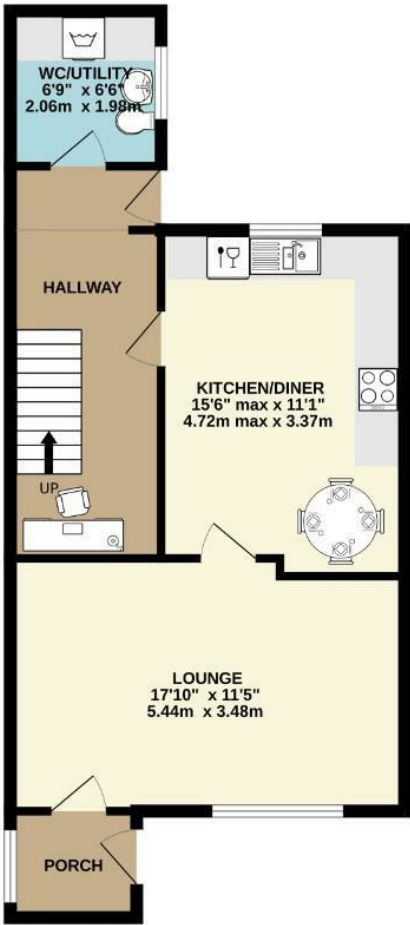
Outside

Rear garden

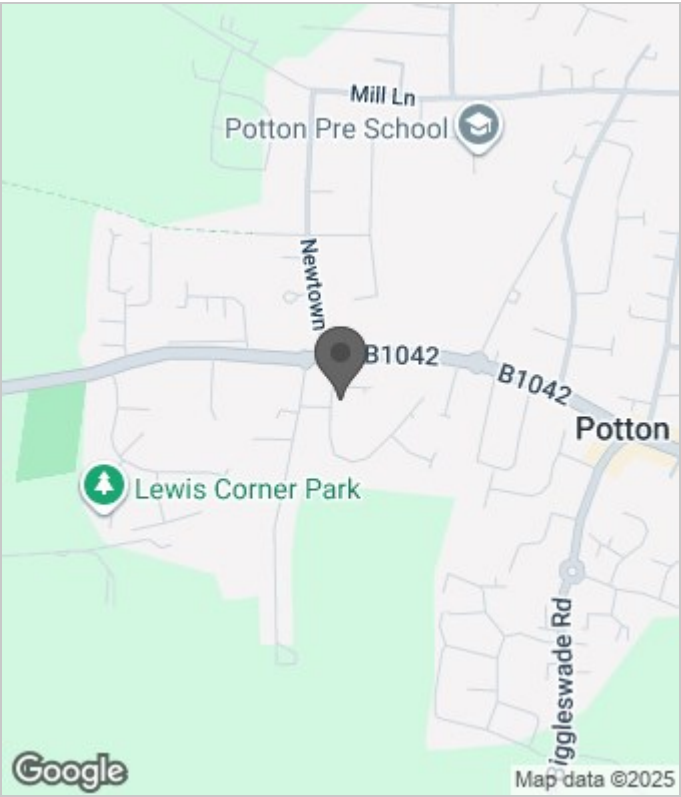
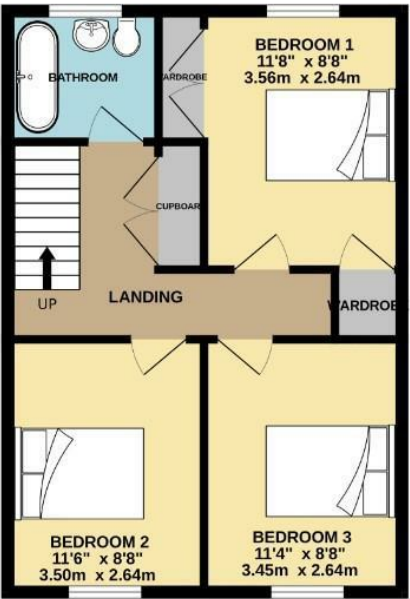
Garage



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (96.9 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		85
(69-80) C	73	
(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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