



Ibbett Lane, Potton, SG19 2QU  
£365,000



LATCHAM  
DOWLING  
ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this four doubled bedrommed home situated within a popular development on the Western edge of Potton.

Now, having lived on this development for nearly 20 years myself, I can vouch for the great family accommodation it offers at 1300 sq ft. There are wardrobes to three of the four bedrooms, something you don't always find these days and a real bonus with a growing family is the fact you wont be queuing for the bathroom. There are two en suites as well as the family bathroom plus a cloakroom on the ground floor.

There is a a good sized Kitchen/ breakfast room to the front of the property with a lounge that stretches the whole width of the house to the rear and giving direct access to the garden via double French doors. The cloakroom completes the ground floor.

The first floor has bedroom two with its En Suite, two further double bedrooms and the family bathroom.

The second floor has the master bedroom which at 14'8 x 12'7 is a great size and also with an En Suite and two double wardrobes really is a great room.

The garden is a suntrap being South facing and a real bonus is the single pitched roof garage with parking in front of for three cars.

Now another real bonus is the fact is it is CHAIN FREE and waiting for its next owner.

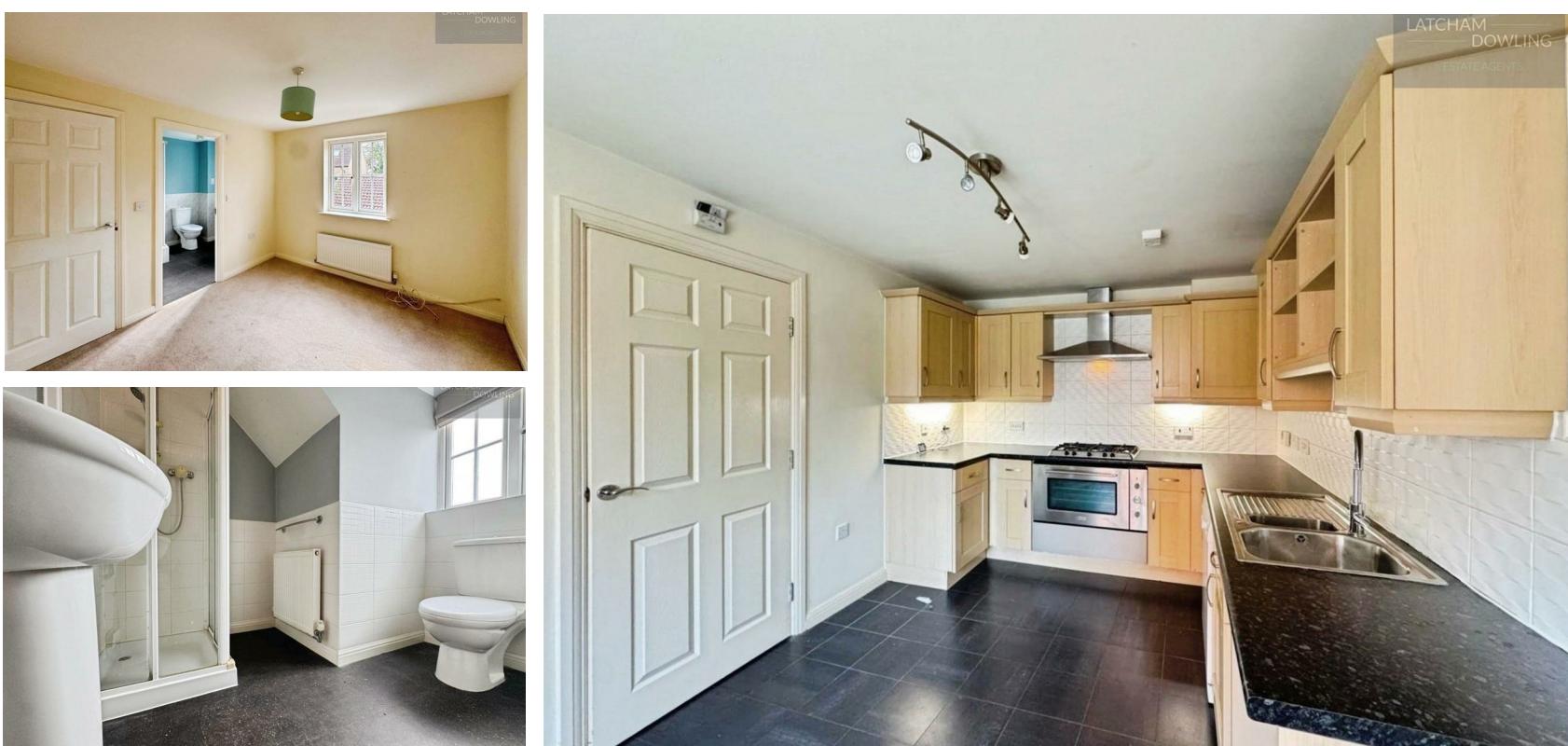
Potton is a market town with many amenities; It has a school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4-mile drive respectively, both offer mainline train stations to London St Pancras.

Also being on the Western edge of the Town, you have easy access to Deepdale with its beautiful walks and the Walk in Café for a coffee stop.

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

**Entrance**

**Entrance Hall**





W.c

**Kitchen/Breakfast Room**  
15'3 x 9'3 (4.65m x 2.82m)

**Lounge**  
16'3 x 11'7 (4.95m x 3.53m)

**First Floor**

**Landing**

**Bedroom Two**  
11'2 x 8'5 (3.40m x 2.57m)

**En Suite**

**Bedroom Three**  
12'3 x 7'10 (3.73m x 2.39m)

**Bedroom Four**  
10'5 x 9'4 (3.18m x 2.84m)

**Family Bathroom**

**Second floor**

**Second floor landing**

**Bedroom One**  
14'8 x 12'7 (4.47m x 3.84m)

**En Suite**

**Outside**

**Rear Garden**

**Front Garden**

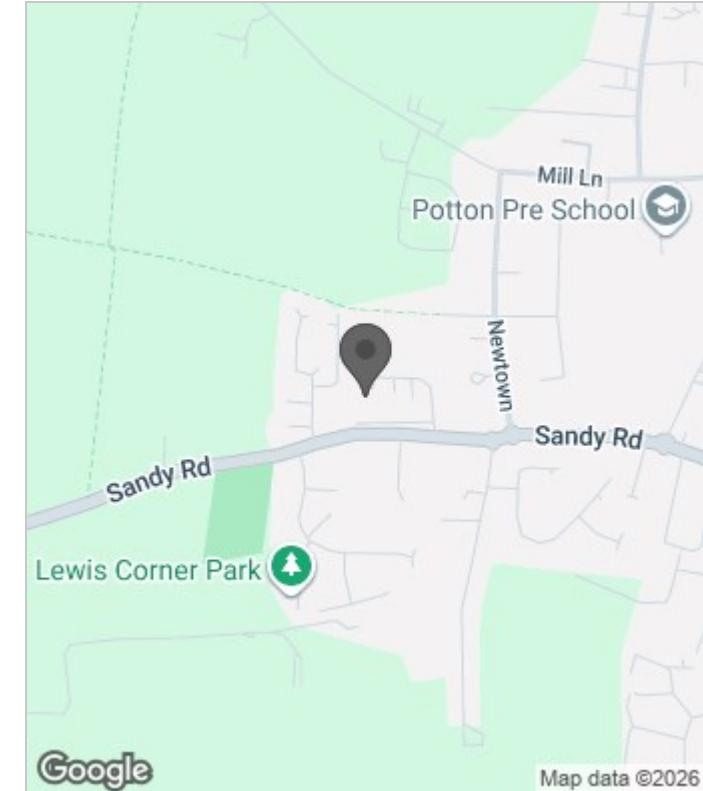
**Garage**

**Parking**





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		84
(69-80) C		75
(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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