



Sandy Road, Potton, SG19 2QA
£290,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this "Stunning" and vastly improved two bedroomed cottage. There is a wealth of character yet with modern comforts such as the re-fitted 13' kitchen and modern re-fitted bathroom.

Downstairs you enter via the front door that leads to the lounge. In turn there is an arched opening to the kitchen/breakfast room. There is also a re-fitted downstairs bathroom as well as a good sized rear lobby. Now a real plus of the property is the fact the out building that currently is used as an occasional TV room but with a vaulted ceiling, power and lighting, electric heater could easily be a studio or an office for those who work from home.

Upstairs there is a good sized landing that is bright and airy as it boasts a double glazed window. There is access to the part boarded loft complete with drop down ladder. The master bedroom is dual aspect and a good sized double. Bedroom two can also house a double bed.

Outside you have a beautiful South facing rear garden that has been very well maintained.

Now a real selling point and convenient feature, rarely found with a property of this age, is the private gated driveway to the side that has a shingle driveway and can hold at least four cars. A huge bonus.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

This is such a beautiful home I'm sure the first person to view cant fail to be impressed.

Entrance

Lounge

11'1 x 10'4 (3.38m x 3.15m)

Kitchen/Breakfast Room

13'2 x 11'0 max (4.01m x 3.35m max)





Rear Lobby

Bathroom

First Floor

Landing

Bedroom One

11' x 10'4 (3.35m x 3.15m)

Bedroom Two

9'1 x 7'1 (2.77m x 2.16m)

Outside

Outbuilding

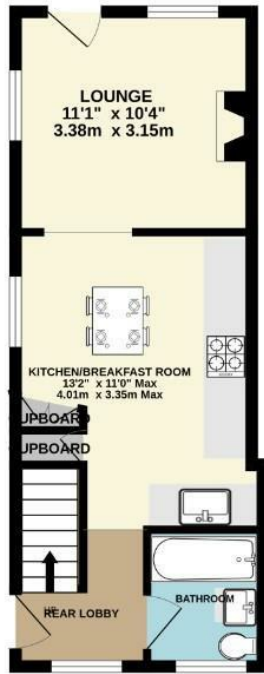
9'2 x 8' (2.79m x 2.44m)

Rear Garden

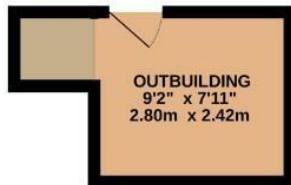
Driveway and parking



GROUND FLOOR
420 sq.ft. (39.6 sq.m.) approx.

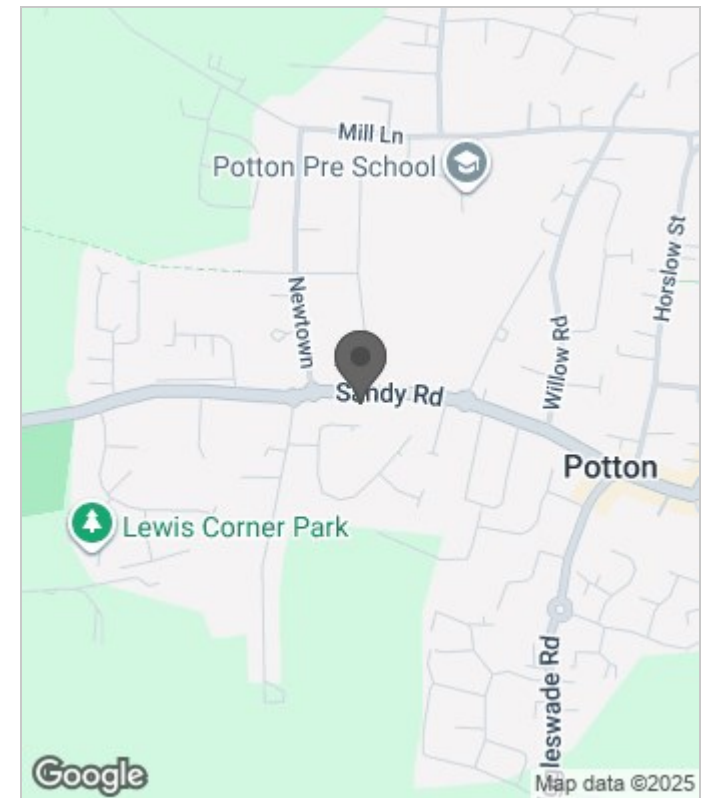


1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 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		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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