



Kennedy
&co.

Woodland Close

Potton

SG19 2RB

Asking Price £395,000

- Detached Bungalow
- Fully Refurbished
- Through Lounge / Dining Room
- Quality Fitted Kitchen
- Two Double Bedrooms
- Family Shower Room
- Garage & Parking For Three Vehicles
- Enclosed Garden



Well-presented detached bungalow sitting on a slightly elevated plot within walking distance of Potton Market Square and all local amenities. Having been refurbished to a high standard by the current owners. Benefiting from fitted kitchen with integral appliances, open plan lounge / dining room, conservatory, two double bedrooms & quality fitted shower room.

A block paved driveway provides off road parking for three vehicles and gives access to the single garage (power and light connected). There are gardens to three sides, being predominantly laid to lawn with established borders.

The thriving Market town of Potton is well positioned for those looking for country life with modern amenities, both beautiful countryside walks and a range of independent shops, Public Houses and restaurants are all within a few minutes' walk of the property.

There are good road links into Cambridge and London with the nearby towns of Biggleswade and Sandy also offering a wider range of national stores, easy access to the A1 and railway links into London Kings Cross St Pancras

ENTRANCE

Composite entrance door opening into:

RECEPTION HALLWAY

Panel doors to all rooms, 'Karndean', flooring, radiator, loft access.

KITCHEN

12' 8" x 9' 10" (3.86m x 3m) Upvc double glazed window to the front aspect, beautifully fitted with a comprehensive range of base and eye level units, ample work surface space with inset one and a half bowl sink unit, integrated fridge / freezer, built in oven with grill, inset ceramic induction hob with extractor over, double glazed door opening to garden, tiled flooring, vertical radiator, airing cupboard, further cupboard housing gas fired boiler.

LOUNGE / DINING ROOM

23' 0" x 13' 6" max into bay window (7.01m x 4.11m)
Upvc double glazed walk in bay window and further
Upvc double glazed window to the rear aspect, twin
radiators, 'Karndean' flooring, fireplace housing wood
burning stove, coving to ceiling, glazed double doors
opening into:

CONSERVATORY

11' 7" x 7' 11" (3.53m x 2.41m) Of brick and glass
construction, 'Karndean' flooring, Upvc double glazed
French doors opening to the garden.

BEDROOM ONE

14' 0" x 10' 10" (4.27m x 3.3m) Upvc double glazed
window to the side aspect, radiator.

BEDROOM TWO

16' 11" x 9' 0" (5.16m x 2.74m) Twin Upvc double
glazed windows to the side aspect, radiator.

SHOWER ROOM

Upvc double glazed window to the front aspect, re-
fitted three piece suite comprising low level Wc, vanity
wash hand basin and enclosed double width shower,
tiling to all splash areas, heated towel rail.

ENCLOSED GARDEN

Being laid predominantly laid to lawn with shrub
borders, personal door to garage, gated access to
driveway and front of property.

OFF ROAD PARKING

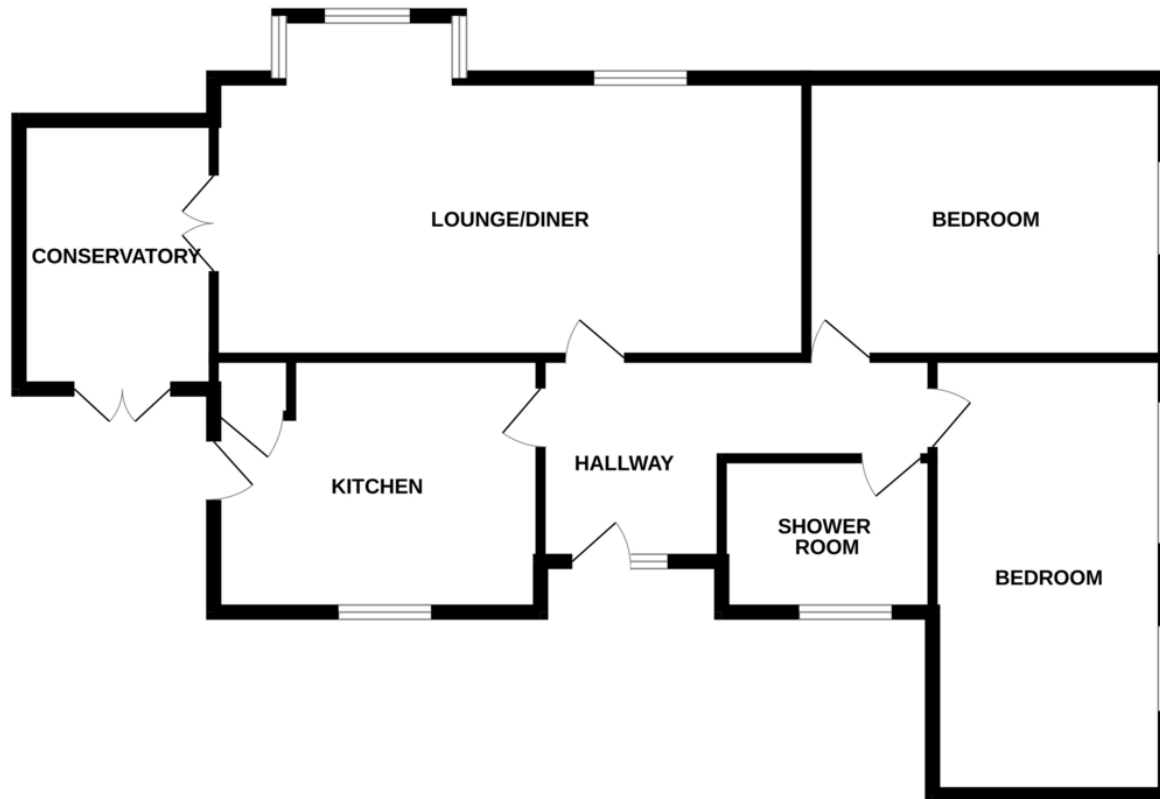
Block paving to front of property providing off road
parking for two vehicles, driveway to one side
providing additional off road parking and giving access
to:

SINGLE GARAGE

Metal up and over door, power and light connected.



GROUND FLOOR



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.