



Kennedy
&co.

Goodship Lane

Potton

SG19 2GA

Asking Price Of £449,995

Unique family home

Set in a small development

Four bedrooms

Spacious kitchen/dining
room

Lounge

En-suite to the master

Downstairs cloakroom

Off road parking



A unique four bedroomed family home set over three floors. Spacious hallway with white panel doors leading to cloakroom, sitting room, and fitted kitchen/dining room. Two bedrooms, en-suite shower room and family bathroom on the first floor and two further bedrooms on the second floor. Externally there is a garden to the side and off road parking.

This family home is set within a small private development and located within walking distance of the historic market town which offers a range of amenities including restaurants, public houses and shops.

Potton is well positioned for those looking for a peaceful life with beautiful countryside walks.

PARTICULARS

Pathway leading to composite door with glazed panels to:

SPACIOUS HALLWAY

Antico flooring. Stairs rising to the first floor. Under stairs storage cupboard. Radiator. White panel door to:

CLOAKROOM

Low flush W.C. Pedestal wash hand basin with cupboard underneath. Extractor. Tiled to splash area. Radiator. Antico flooring.

KITCHEN/DINER

17' 8" x 10' 6" (5.38m x 3.2m) Wide range of fitted high gloss base and wall mounted units with rolled edge work top surfaces. Tiled to splash areas. Zanussi oven,

hob and extractor. Integral dishwasher, washing machine, tumble dryer, fridge/freezer. Recessed spot lights. Amtico flooring. Smoke detector. Double glazed window to the side and front of the property. Half double glazed door to the garden.

SITTING ROOM

17' 8" x 10' 4" (5.38m x 3.15m) Double glazed windows to the front and side of the property. Radiator. T.V point.

LANDING

Radiator. Double glazed window to the front. Airing cupboard. White panel doors to Bathroom, bedroom two and:

MASTER BEDROOM

11' 2" x 10' 8" (3.4m x 3.25m) Double glazed window to the front. Radiator.

ENSUITE

Wash hand basin. Low flush W.C. good size shower within fully tiled cubicle. Half tiling to the rest. Heated towel rail. Double glazed window to the side.

BEDROOM TWO

11' x 10' 6" (3.35m x 3.2m) Double glazed window to the side and front. Radiator.

BATHROOM

Panelled bath with shower over. Fully tiled to the bath, half tiling to the rest. Pedestal wash hand basin. Low flush W.C. Heated towel rail. Shaver point. Double glazed window to the side.

Stairs rising to:

BEDROOM THREE

13' 9" x 12' 8" (4.19m x 3.86m) Restricted head height. Velux window. Radiator. T.V aerial point.

BEDROOM FOUR

13' 9" x 10' 8" (4.19m x 3.25m) Velux window. T.V aerial point. Radiator

EXTERNALLY

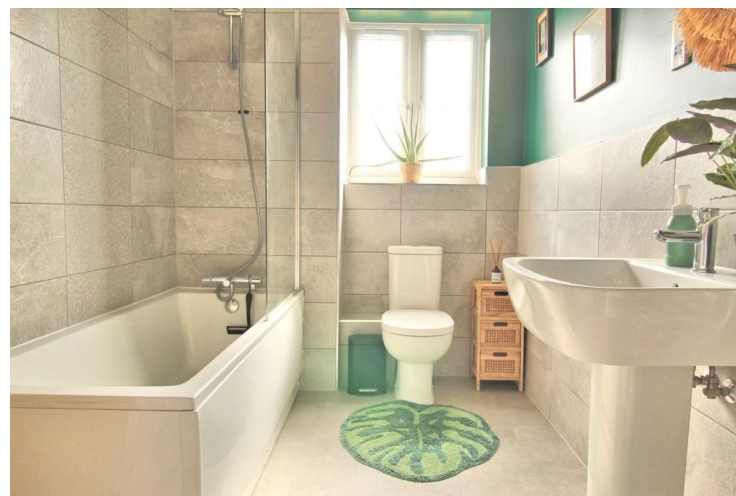
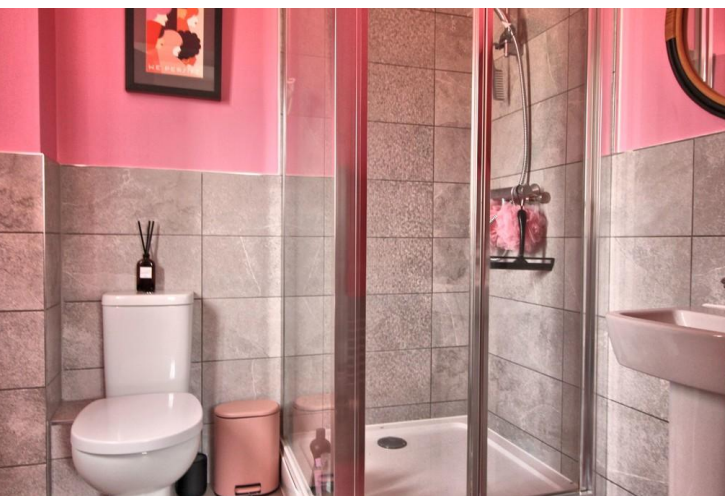
To the rear is an enclosed garden, laid to lawn with patio area. Gated access.

Off road parking for three vehicles to the side of the garden.

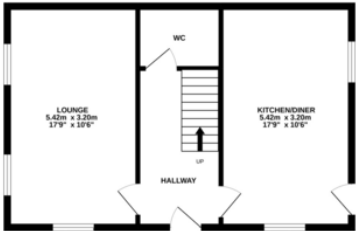
To the front of the property there are shrubs and pathway to the front.

Agents Note:

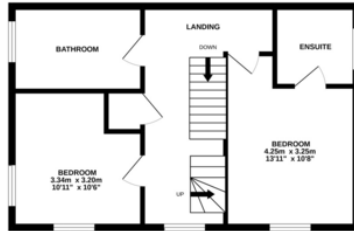
There is an annual maintenance charge of approx £284.00



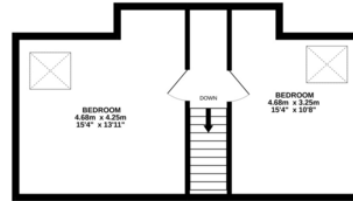
GROUND FLOOR
45.7 sq.m. (492 sq.ft.) approx.



1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



2ND FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 127.7 sq.m. (1374 sq.ft.) 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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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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