



**Kennedy**  
&co.

**Munkman Close**

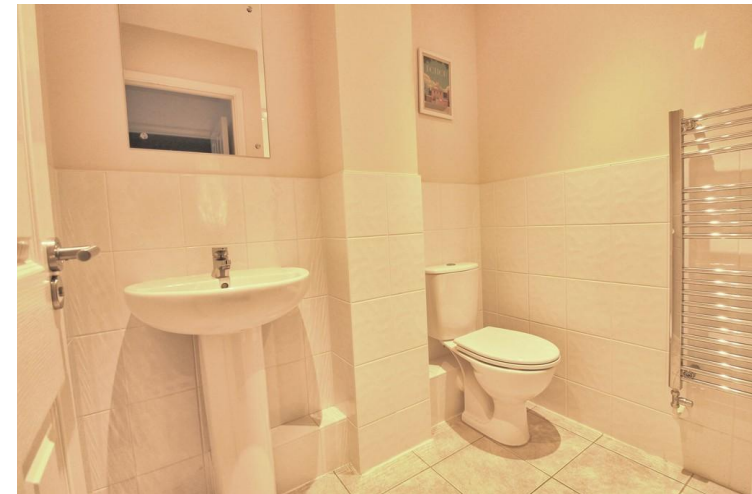
Potton

SG19 2BY

**Asking Price: £318,000**

- Three bedrooms
- Gated development
- Highly maintained
- 22ft lounge/diner
- Downstairs cloakroom
- Kitchen/breakfast room
- 22ft Master bedroom
- Car port

**CHAIN FREE**



We are very pleased to take to the market, this lovely three bedroom, mid terrace, family home on a small gated development of only 15 homes off Mill Lane in Pottton. This property has been maintained to a high standard and includes a 22ft lounge/dining room, a good sized kitchen/breakfast room and cloakroom. A 22ft master bedroom and en-suite, two further rooms and bathroom.

### **PARTICULARS**

Composite door with frosted panel to:

### **HALLWAY**

Stairs rising to the first floor. Under stair cupboard. Laminate flooring. Radiator. Thermostat.

### **CLOAKROOM**

Pedestal wash hand basin. W.C. Heated towel rail. Tiled flooring.

### **KITCHEN/BREAKFAST ROOM**

12' 9" x 7' 7" (3.89m x 2.31m) High gloss white base and wall mounted units with rolled edge work top surfaces and moulded sink and drainer. Built in fridge freezer. Oven, hob and extractor. Plumbing for washing machine. Tiled splash guarding. Double glazed window to the front. Wall mounted gas boiler. Laminate flooring. Recessed spot lighting.

### **LOUNGE/DINER**

22' x 15' 4" (6.71m x 4.67m) narrowing to 9'6" Very good sized L-shape lounge. Laminate flooring. Double

glazed window to the rear. Double glazed patio doors to the garden. Two radiators.

### **BEDROOM ONE**

22' x 9' 6" (6.71m x 2.9m) Radiator. Laminate flooring. Telephone point.

### **ENSUITE**

W.C. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Extractor. Tiled flooring. Half tiled to the walls.

### **BEDROOM TWO**

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window to the front. Radiator. Laminate flooring.

## LANDING

Access to the loft space. Storage cupboard.

## BEDROOM THREE

7' 9" x 7' 5" (2.36m x 2.26m) Radiator. Laminate flooring. Double glazed window to the rear.

## BATHROOM

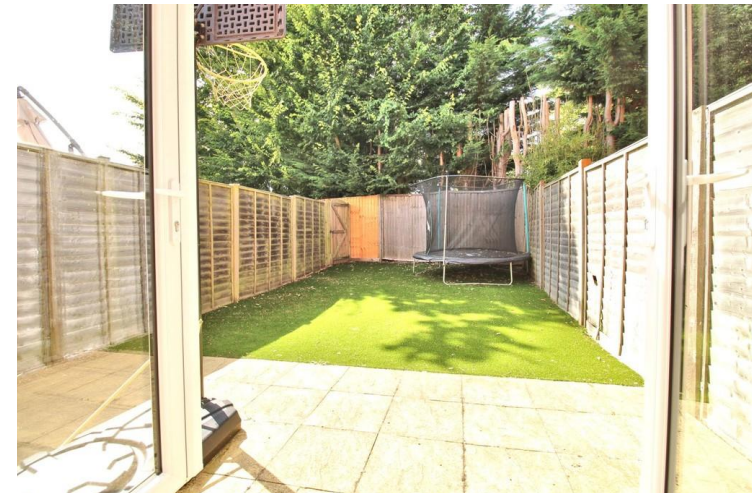
Bath with shower over and glass side screen. W.C. Pedestal wash hand basin. Heated towel rail. Double glazed frosted window to the front.

## EXTERNALLY

Rear garden with Astro turf. Good size patio. Gated rear access.

Front garden with small shrubs and pathway leading to the front door.

Separate car port and parking.





**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold plus  
£200.00PA maintenance charge

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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