



Kennedy
&co.

Spencer Close

Potton

SG19 2QY

Asking Price Of £415,000

- Three large bedrooms
- Re-fitted bathroom
- Kitchen with utility
- Dining room
- Sitting room
- Office room
- Store Room
- Downstairs W.C.



A rarely available, large semi detached property on a generous sized plot in Spencer Close, Potton. This family house has been extended providing a large and versatile home. There is an office and store room on the ground floor that can easily be converted to an annex for a family member. Downstairs W.C, dining room, sitting room, kitchen with utility. Upstairs provides three large bedrooms and a re-fitted impressive bathroom. Outside is a generous rear garden with two sheds. At the front of the property there is ample parking for four plus vehicles and gated access to the rear. A large and generous house and garden - a viewing is strongly recommended.

PARTICULARS

Double glazed door with glazed panel through to:

ENTRANCE PORCH

Double glazed window to the front and side. Gas fired boiler (approx. 5 years old and serviced). Door with half glazed frosted panel to the side to:

HALLWAY

Stairs rising to the first floor. Under stairs cupboard. Radiator.

SITTING ROOM

14' 1" x 11' 3" (4.29m x 3.43m) Double glazed window to the front. Radiator.

KITCHEN

11' 4" x 8' 7" (3.45m x 2.62m) Range of oak, base and walls mounted units with rolled edged work top

surfaces and tiled splash guarding . Moulded sink and drainer. Breakfast bar. Dishwasher. Indesit oven, grill and hob with extractor over. Double glazed window to the garden. Radiator. Tiled flooring.

UTILITY ROOM

5' 6" x 7' 6" (1.68m x 2.29m) Plumbing and space for washing machine and tumble dryer. Radiator. Work top surfaces. Double glazed window to the rear.

INNER HALL

Heater. Double glazed door to the side.

CLOAKROOM

Wash hand basin. W.C. Radiator. Double glazed frosted window to the rear.

DINING ROOM

12' 4" x 8' 9" (3.76m x 2.67m) Large double glazed window to the rear garden. Radiator.

LARGE STORAGE CUPBOARD

6' 4" x 4' 3" (1.93m x 1.3m)

OFFICE/DAYROOM

12' 2" x 9' 9" (3.71m x 2.97m) Double glazed windows to the front and side. Radiator.

LANDING

Double glazed window to the front. Access to the loft space. Airing cupboard housing the hot water cylinder tank.

BEDROOM ONE

14' 2" x 10' 3" (4.32m x 3.12m) Fully fitted mirror

fronted wardrobes, dresser and bedside cabinets.

Double glazed windows to the front and rear. Radiator.

BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m) Double glazed window to the front. Radiator.

BEDROOM THREE

13' 3" x 9' 4" (4.04m x 2.84m) Double glazed window to the rear. Radiator.

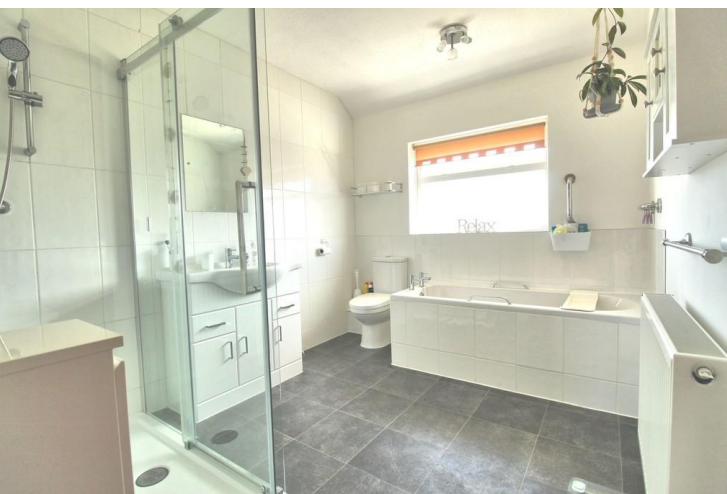
BATHROOM

Four piece bathroom suite providing: large tiled shower, Vanity unit housing the wash hand basin with cupboards and drawers under. Bath. Low level W.C. Radiator. Fully tiled to all wet areas. Double glazed frosted window to the rear.

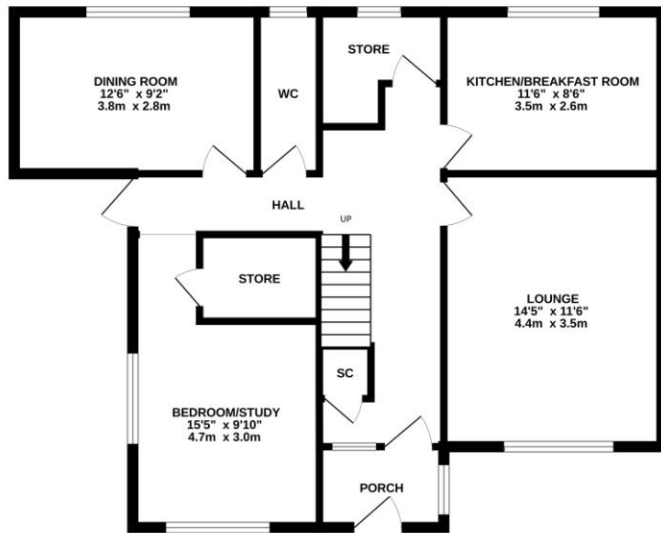
EXTERNALLY

Good sized, generous plot. Two sheds with power. Gated access to the side.

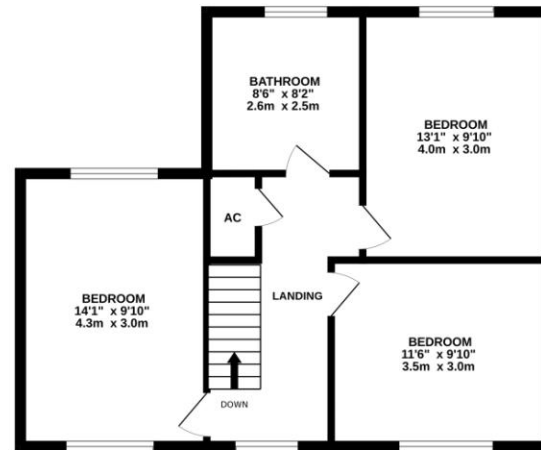
To the front of the property provides parking for four plus vehicles. Walled to the side and front.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.8 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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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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