



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LU

Asking Price Of £365,000

Three bedrooms

En-suite to the master

Downstairs cloak room

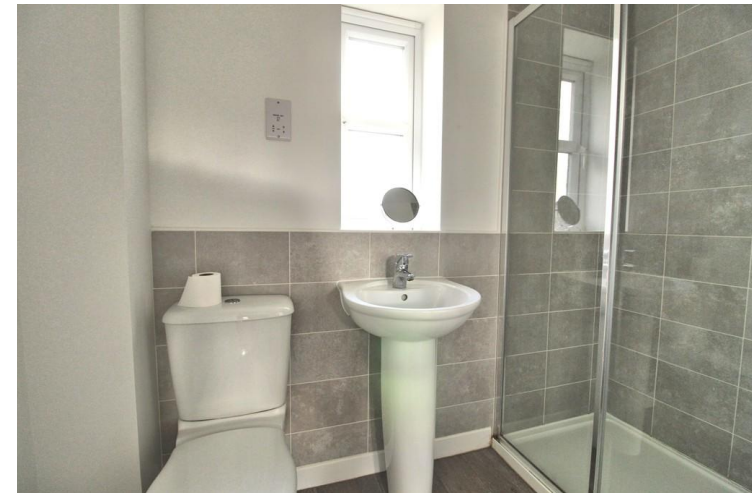
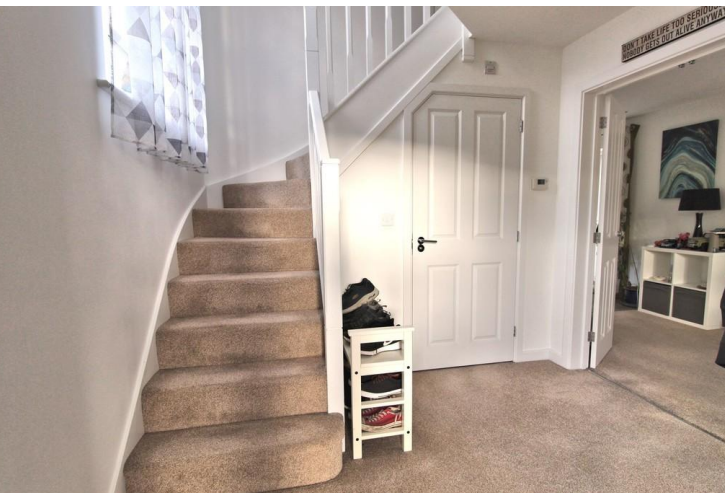
Lounge with patio doors to
the garden

Kitchen/dining room

Larger than average front
garden

Enclosed rear garden

Double carport



A lovely three bedroom semi detached home located close to the town centre with the added benefit of a double carport. The property has a larger than average front garden and an enclosed rear garden with gated access to the carport and situated close to all the town centre amenities that Potton has to offer. Potton has good schooling, social clubs, doctors and dentist as well as being ideally situated with good commuter links to the A1(M), Cambridge and Bedford and mainline rail network located 3 miles away in Sandy & Biggleswade.

PARTICULARS

Composite door to the

SPACIOUS HALLWAY

Dog leg staircase rising to the first floor, large Upvc double glazed window to the front aspect, under stairs storage cupboard, radiator, double doors to sitting / dining room, further door to:

CLOAKROOM

Fitted two piece suite comprising low level Wc and pedestal wash hand basin, radiator, vinyl flooring, extractor fan.

LOUNGE

16' 7" x 16' 9(max)" (5.05m x 5.11m) Upvc double glazed window to the front aspect, two radiators, French doors opening to the rear garden.

KITCHEN/DINING ROOM

16' 10" x 12' 8" (5.13m x 3.86m) French doors opening to the rear garden, radiator, space for table and chairs, Upvc double glazed window to the front aspect, range of base and eye level units in dark gray, ample work surface space, one and a half bowl sink unit, integral washing machine, dishwasher and fridge / freezer, built in electric oven with inset gas hob, stainless steel extractor, recessed ceiling lighting.

GALLERIED FIRST FLOOR LANDING

Large storage cupboard, radiator, doors off to all rooms.

BEDROOM ONE

10' 7" x 9' 2" (3.23m x 2.79m) Upvc double glazed window to the front aspect, twin built in double wardrobes, radiator, door to:

ENSUITE

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and a large enclosed fully tiled shower cubicle, vinyl flooring, radiator, extractor fan.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) Upvc double glazed window to the front aspect, loft access, radiator.

BEDROOM THREE

9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to the front. Radiator.

EXTERNALLY

Front Garden: Larger than average mainly laid to lawn with shrubbery, trees, outside tap, small hedging and iron railings, footpath to the front door with storm porch.

Rear Garden: mainly laid to lawn with patio area, timber shed, gated access to the front and gated access to:

Double carport.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

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.