



Kennedy
&co.

West End Lane

Potton

SG19 2RD

Asking Price Of £325,000

Charming Three Bedroom
Home

No Upward Chain

Sitting Room

Dining Room

Kitchen

Three Storeys

Two Fireplaces

Generous Rear Garden



A charming Victorian semi-detached home located on a no-through road, offered with vacant possession and brimming with potential. Step inside to discover two inviting reception rooms and a kitchen/ breakfast room. Upstairs, the first floor offers two generously sized bedrooms and a period style bathroom featuring a lovely freestanding bath. A staircase leads to the top floor, where you'll find a spacious third bedroom.

Outside, the property boasts a generously sized, south-facing garden set on an elevated plot, offering enhanced privacy. The garden enjoys sunlight throughout the day and includes raised vegetable beds, ideal for growing your own produce. While the property would benefit from some modernisation, it offers an excellent opportunity to transform it into a truly special home.

Offered with no upward chain, early viewings are advised.

Potton offers a blend of historic character and modern convenience, with independent shops, cafes, doctors, dentistry and schooling. Surrounded by beautiful countryside, the area is ideal for walkers and nature lovers, while still offering easy access to nearby transport links, including Sandy and Biggleswade railway station for direct services into London. Potton is located within easy reach of both the A1 and M11, providing excellent road links to London and Cambridge.

COMPOSITE DOOR TO:

DINING ROOM

13' 3" x 12' 7" (4.04m x 3.84m) Fireplace with tiled hearth. Radiator. Window to the side. Coving to the ceiling. Meter cupboard.

LOUNGE

14' 00" x 13' 00" (4.27m x 3.96m) Wood burner with brick and tiled surround. Double glazed window to the front. Radiator. Coving to the ceiling.

KITCHEN/BREAKFAST ROOM

12' 5" x 9' 4" (3.78m x 2.84m) A range of base and wall mounted units. Rolled edged work top surfaces with splash guarding. Rangemaster cooker. Pantry cupboard. Plumping for washing machine. Space for fridge/freezer. Double glazed window to the rear. Double glazed door to the side. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the side. Radiator.

MASTER BEDROOM

12' 00" x 9' 5" (3.66m x 2.87m) Fitted bedroom furniture. Double glazed window to the front. Radiator.

BEDROOM TWO

12' 5" x 9' 8" (3.78m x 2.95m) Double glazed window to the rear. Radiator.

BATHROOM

Freestanding bath with shower over. Wash hand basin. W.C. Full height tiling to splash areas. Radiator. Towel Rail. Electrical shaving point. Airing Cupboard.

BEDROOM THREE

11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to the side. Radiator. Large cupboard with access to the loft. Second cupboard.

EXTERNALLY

South facing rear garden. Generously sized lawn with a spacious brick stone patio area. Outside tap. Raised vegetable beds.

FRONT:

A lawn area features steps leading up to the house.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.