



Kennedy
&co.

Ibbett Lane

Potton

SG19 2QU

Asking Price Of £365,000

Three Storey Townhouse

Kitchen / Breakfast Room

Sitting Room

Four Bedrooms

Top Floor Master Bedroom
Suite with En-Suite Shower
Room

Three Further Bedrooms to
the First Floor

Family Bathroom

Single Garage & Parking



Modern three storey townhouse offering flexible accommodation. Benefiting from four bedrooms, master with en-suite shower room, spacious kitchen / breakfast room, sitting room, enclosed rear garden and single garage. Offered for sale with no forward chain.

Entrance door opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, laminate flooring, under stairs recess, radiator, coving to ceiling, doors off to:

CLOAKROOM

Upvc double glazed window to the side aspect, two piece suite comprising low level Wc and pedestal wash hand basin, radiator, laminate flooring, tiling to splash

areas.

KITCHEN / BREAKFAST ROOM

14' 0" x 9' 3" (4.27m x 2.82m) Upvc double glazed bay window to the front aspect, fitted range of base and matching eye level units, 11/2 bowl sink unit, ample work surface space with tiling to splash areas, integral oven, inset five ring gas hob with stainless steel extractor over, plumbing for washing machine, coving to ceiling, radiator, space for table and chairs, laminate flooring.

SITTING ROOM

16' 2" x 11' 6" (4.93m x 3.51m) Upvc double French doors and window to the rear aspect, radiator, coving to ceiling.

FIRST FLOOR LANDING

Stairs rising to the second floor, coving to ceiling, airing cupboard, cupboard housing gas fired boiler, doors off to:

BEDROOM

11' 2" x 9' 5" (3.4m x 2.87m) Upvc double glazed window to the rear aspect, coving to ceiling, built in double wardrobe, radiator.

BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m) Upvc double glazed window to the front aspect, coving to ceiling, built in double wardrobe, radiator.

BEDROOM

7' 8" x 6' 6" (2.34m x 1.98m) Upvc double glazed

window to the rear aspect, radiator, coving to ceiling, laminate flooring.

FAMILY BATHROOM

Upvc double glazed window to the front aspect, three piece suite comprising low level Wc, pedestal wash hand basin and P shaped bath with fitted shower, tiling to splash areas, radiator.

SECOND FLOOR LANDING

Radiator, door to:

MASTER BEDROOM

15' 1" max x 12' 9" (4.6m x 3.89m) Upvc double glazed window to the front aspect, twin built in double wardrobes, coving to ceiling, radiator, door to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the rear aspect, three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fitted shower cubicle, radiator, laminate flooring.

REAR GARDEN

Decked area, laid to lawn, enclosed by timber panel fencing, personal door to garage.

SINGLE GARAGE

Set to the side of the property, up and over door, additional off road parking to the front.

AGENTS NOTE

please note the photographs are of when the property was tenanted.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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 are 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