







# **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 p[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 NOTEE**

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









## **COUNCIL TAX BAND**

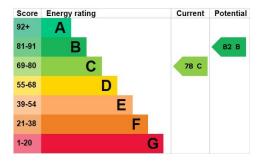
Tax band D

## **TENURE**

Freehold

## **LOCAL AUTHORITY**

Central Bedfordshire Council



## **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 buy ers/tenants are advised to recheck the measurements