



**Kennedy**  
&co.

**Blane Place**

Potton

SG19 2FQ

**Asking Price Of £399,950**

Three bedrooms

Lounge with shuttered windows

Kitchen/dining room

Ensuite to the master

Downstairs cloakroom

Upgraded rear garden

Garage

Parking



A delightful, spacious and airy three bedroom semi detached home located in a quiet are and close to the town centre and close to lovely countryside walks. This property has been owned from new in 2020 and still retains NHBCC. The property itself provides three bedrooms with en-suite to the master, four piece family bathroom, lounge with shuttered windows, good sized kitchen with ample space for table and chairs, downstairs cloakroom, upgraded, private rear garden with Indian stone patio, larger than average garage and parking.

### **PARTICULARS**

Pathway leading to composite door with storm porch over. Outside lighting. Leading through to:

### **HALLWAY**

Radiator. Stairs rising to the first floor. Tiled flooring. Door to lounge and kitchen. Door to:

### **CLOAKROOM**

Double glazed obscure window to the front. W.C. Wash hand basin. Radiator.

### **LOUNGE**

14' 4" x 10' 10" (4.37m x 3.3m) Double glazed window to the front with wooden shutters. Radiator.

### **KITCHEN/DINER**

16' 8" x 8' 9" (5.08m x 2.67m) Range of base and wall mounted units with stainless steel sink, drainer and work top surfaces. An upgraded Neff double oven and five ring hob with extractor above. Built in fridge/freezer and dishwasher. Space for washing machine. Double glazed window to the rear. Built in good sized storage cupboard. Tiled flooring. Radiator. Double glazed French doors to the rear garden.

### **LANDING**

Good sized landing with doors to all principle rooms. Good sized storage cupboard with hanging space and shelving. Access to the loft space.



### BEDROOM ONE

14' 7" x 11' 6" (4.44m x 3.51m) Max Double glazed window to the front. Built in fitted wardrobes with mirrored front. Radiator. Door to:

### EN-SUITE

Three piece suite comprising: Fully tiled shower cubicle, pedestal wash hand basin and W.C. Heated towel rail/radiator. Double glazed obscure window to the front.

### BEDROOM TWO

10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window to the rear. Radiator.

### BEDROOM THREE

8' x 6' 9" (2.44m x 2.06m) max. Double glazed window to the rear. Radiator.

### BATHROOM

Four piece family bathroom comprising: panelled bath with hand held shower over, W.C, pedestal wash hand basin, walk in tiled shower cubicle. Heated towel rail. Extractor fan.

### EXTERNAL

The front garden is defined with small hedge to the front. Pathway to the front door Meter cupboards.

Driveway with ample parking to the larger than average single garage providing power, lighting and part boarded into the eaves for extra storage. Gated access to the rear garden.

The private rear garden has been upgraded with Indian stone patio area, lawn with shrubbery. Small fencing and steps down to a private BBQ area.





### 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.