



**Kennedy**  
&co.

**Yates Meadow**

Potton

SG19 2EQ

**Asking Price Of £389,950**

Four bedrooms

CHAIN FREE

Kitchen with integral  
appliances

Lounge/diner with patio  
doors

Master bedroom with  
ensuite & dressing area

Good size rear garden

Carport with universal E.V  
charger

Off road parking





A nicely presented four bedroom semi detached home facing onto open space. This house has been well maintained by the current owners with the added benefit of a good sized rear garden for a modern property. Briefly the property benefits from a carport with Universal E.V charger, a good size rear garden with a lovely garden pergola, kitchen with integral appliances and a free standing breakfast bar and a lovely master bedroom with en-suite and dressing area.

Potton is a quaint and thriving town nestled within the countryside and the larger towns of Sandy and Biggleswade. It is within easy reach of the A1(m) and 30 mins from Cambridge or St Neots. Potton provides all the amenities required and has schools, doctors surgery, dentist, public houses, restaurants and many social activities.

### **PARTICULARS**

Pathway leading to Composite and glazed door to:

### **HALLWAY**

Stairs rising to the first floor. Radiator. Under stairs cupboard Door to:

### **CLOAKROOM**

Wash hand basin. W.C. Obscure double glazed window to the front. Radiator.

### **LOUNGE/DINER ROOM**

15' 6" x 11' 7" (4.72m x 3.53m) Patio doors onto the rear garden. Radiator.

### **KITCHEN/BREAKFAST ROOM**

16' 6" x 7' 7" (5.03m x 2.31m) Nicely fitted kitchen with base and wall mounted units. Stainless steel sink with splash guard surround. Built in appliances to include: Zanussi gas hob with extractor, oven and microwave, dishwasher, washing machine and fridge/freezer. A free standing breakfast bar with oak work surface and cupboards under. Down lighting. Radiator. Double glazed window to the front.

### **LANDING**

Good size landing with storage cupboard. Airing cupboard with hot water cylinder tank. Radiator.

### **BEDROOM TWO**

13' 5" x 10' 4" plus wardrobes (4.09m x 3.15m) Double glazed window to the rear. Built in wardrobes. Radiator.

### BEDROOM THREE

9' 6" x 8' 10" (2.9m x 2.69m) Double glazed windows to the front. Radiator.

### BATHROOM

Panelled bath with shower over. Vanity unit housing the wash hand basin with cupboard under. W.C. Heated towel rail. Down lighting. Extractor.

### BEDROOM FOUR/STUDY

6' 7" x 5' 8" (2.01m x 1.73m) Double glazed window to the front. Radiator. Stairs rising to:

### MASTER BEDROOM

18' 9" x 15' 2" (5.72m x 4.62m) A very good sized bedroom with dressing area. Double glazed dormer

window to the front. Velox window to the rear. Radiator.

### ENSUITE

Walk in shower with rain and hand held shower attachment. Vanity unit housing the wash hand basin with storage under. W.C. Heated towel rail. Velox. Extractor.

### EXTERNALLY

Good size rear garden with patio area and garden pergola. Timber shed. Lawn and shrubbery area. Gated side access. Two parking spaces with carport with professionally installed universal E.V charging point.







## 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		

## 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 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.