



Kennedy
&co.

Ibbett Lane

Potton

SG19 2QU

£389,950

- West facing rear garden
- Garage
- Off road parking
- Four bedrooms
- En-suite to the master
- Kitchen/dining room
- NO FORWARD CHAIN
-



A great opportunity to view this four bedroom family townhouse situated in the beautiful town of Potton. The property benefits from a garage with parking, ensuite to the master bedroom, spacious kitchen/dining room and a lovely west facing garden. OFFERED WITH NO FORWARD CHAIN.

Potton town is a quaint Georgian market town nestled in the countryside between the larger towns of Sandy and Biggleswade that provides the mainline rail network. Potton has an array of shops, restaurants, public houses, schooling, dentist, doctors and beautiful countryside walks. It is 30-40 mins from Cambridge and has easy access to the A1(M).

PARTICULARS

Storm porch with entrance door to:

RECEPTION HALL

Tiled flooring, radiator, stairs rising to the first floor, under stairs recess for storage.

CLOAKROOM

Double glazed obscure window to the front, vanity unit housing the wash hand basin, W.C. Radiator.

LOUNGE

11' 7" x 16' 3" (3.53m x 4.95m) Double glazed window and double glazed doors onto the rear garden, recess for T.V and media, two radiators.

KITCHEN/DINER

14' x 9' 3" (4.27m x 2.82m) Double glazed bay window to the front, A range of base and wall mounted units with 11/2 bowl sink unit, Hotpoint oven, five ring gas hob and extractor over, plumbing for washing machine, space for fridge/freezer, ample work tops, radiator, space for dining table and chairs.

LANDING

Airing cupboard, Cupboard housing the gas boiler, stairs rising to the second floor.

BEDROOM TWO

Double glazed window to the rear, radiator, built in wardrobe.

BEDROOM THREE

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to the front, radiator.

BEDROOM FOUR

7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to the rear, radiator.

BATHROOM

Three piece suite comprising: Bath with tiling and shower over, pedestal wash hand basin, W.C. radiator. Double glazed obscure window to the front.

MASTER BEDROOM

15' 1" (max) x 12' 9" (4.6m (max) x 3.89m) Double glazed dormer window to the front, Fitted wardrobes, radiator, door to:

ENSUITE

Double glazed window to the rear, three piece suite comprising: enclosed fitted shower cubicle, W.C. wash hand basin, radiator.

EXTERNALLY

Garage with power and lighting and personal door to the rear garden.

Off road parking for two vehicles.

Rear garden: west facing with lawn and polished stone patio area, outside lighting, electric, outside cold water tap and gated access to the side.

Front garden: Shingle and paved footpath to the front door.



Floorplan



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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.