



Kennedy
&co.

Everton Road

Potton

SG19 2PA

Asking Price Of £300,000

- No upper chain
- Good size accommodation
- Two bedrooms
- Modern throughout
- Downstairs cloakroom
- Upstairs bathroom
- High Gloss kitchen
- Garage



We are particularly delighted to market this lovely two bedroom semi detached home, built in 2015 and offered with no upper chain. The property is of good size throughout and briefly offers: a high gloss kitchen, lounge/dining room, downstairs cloakroom and upstairs bathroom, double glazing and gas central heating throughout, garden, garage with driveway access via Larkins Close and just a short walk to Potton town centre.

For those that do not know Potton, it is a quaint market town nestled in the countryside and between the larger towns of Sandy and Biggleswade that offers direct rail network and the A1(M).

Potton offers an array of shops, restaurants, social clubs and public houses. Good schooling, dentist, doctors and many more along with beautiful countryside walks.

PARTICULARS

Composite door leading to:

LOUNGE/DINING ROOM

12' 8" x 12' 0" (3.86m x 3.66m) Double glazed window to the front with shutters, radiator, stairs rising to the first floor.

KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m) Range of base and wall mounted units in white gloss and work tops over, composite sink with drainer and mixer tap with splash guarding surround. Built in Lamona oven, gas hob and extractor. Double glazed window to the rear. Wall mounted Worcester gas boiler (serviced August), tiled flooring. Plumbing for washing machine, space for fridge/freezer.

INNER HALL

Double glazed door to the rear garden. Flooring to match the kitchen, radiator.

CLOAKROOM

Wash hand basin, low flush W.C. Radiator, tiled flooring, extractor. Obscure double glazed window to the rear.

LANDING

Access to the loft space, radiator.

BEDROOM ONE

11' 9" x 9' 2" (3.58m x 2.79m) Two double glazed windows to the front. Radiator.

BEDROOM TWO

9' 7" x 7' 9" (2.92m x 2.36m) Double glazed window to the rear. Radiator.

BATHROOM

Three piece suite comprising: Bath with shower over and screen, low flush W.C. wash hand basin. Fully tiled to all walls, extractor. Obscure double glazed window to the rear. Heated towel rail.

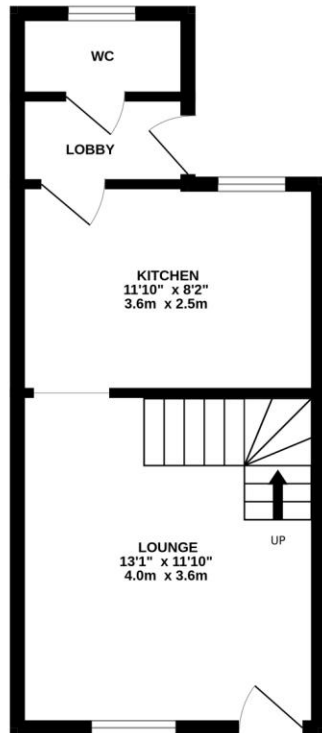
EXTERNALLY

Lovely low maintenance garden with outside tap, gated access to the front.

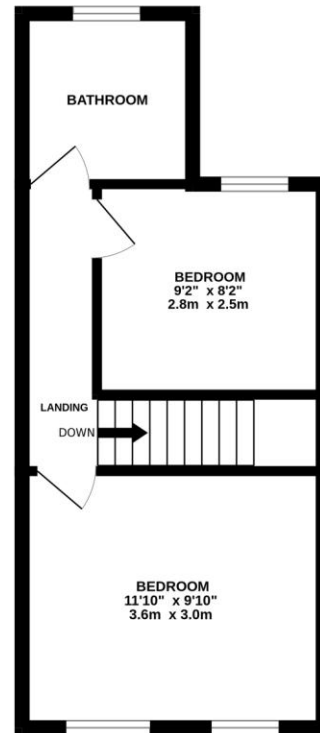
Garage: single in size with up and over door, eve storage space and personal door into the garden.
Off road parking directly in front of the garage, access via Larkins Close.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.