



Kennedy
&co.

Ibbett Lane

Potton

SG19 2QU

Asking Price Of £420,000

Double fronted detached home

Three double bedrooms

Downstairs cloakroom

En-suite to the master

Large kitchen/dining room

Double garage

Conservatory

Mature south facing garden



Blacksmith Cottage is the former show home for the developers Westbury Homes located at the entrance to Ibbett Lane. This detached, double fronted home stands well on its plot, has a mature south facing garden and the benefit of a double garage with ample parking. Internally, the property has been well maintained and looked after with a beautiful large kitchen/dining room through to a conservatory, a large lounge with patio doors onto the well stocked garden, downstairs cloakroom, three double bedrooms, with en-suite to the master and family bathroom. The property is offered with no upper chain with viewings direct through Kennedy & Co.

For those of you out of the area, Potton is a quaint Georgian market town three miles between the larger towns of Sandy and Biggleswade that offer the

mainline rail network. Potton, not only is surrounded by beautiful countryside and ideal for lovely walks, it also has an array of shops, facilities, clubs and social events along with doctors, dentist and schooling. Ideal for a slower pace of life away from the busier towns.

PARTICULARS

Georgian style door with glazed panel and storm porch over leading to:

HALLWAY

Stairs rising to the first floor with under stairs cupboard. Radiator. Doors to all principle rooms.

CLOAKROOM

Pedestal wash hand basin, W.C. Tiled flooring, obscure window to the rear, radiator.

KITCHEN/DINER

18' 9" x 9' 2" (5.72m x 2.79m) A range of base and wall mounted units, work top surfaces and stainless steel sink and drainer with mixer tap. Large Cookmaster gas/electric range with extractor. Dishwasher, built in washing machine. Recessed lighting, space for fridge/freezer, radiator, tiled flooring, double glazed window to the front. Door to:

CONSERVATORY

11' 5" x 10' 5" (3.48m x 3.18m) Pitched with Upvc and double glazed with patio doors onto the garden. Wall mounted heater.

LOUNGE

18' 7" x 10' 5" (5.66m x 3.18m) Large double glazed patio doors onto the garden. Double glazed window to the front. Radiator.

LANDING

Double glazed window to the rear. Radiator. Airing cupboard housing the boiler. Access to the loft space.

BEDROOM ONE

11' 6" x 10' 5" plus wardrobes(3.51m x 3.18m) Double glazed window to the front, radiator, Two built in wardrobes, a further storage cupboard. Door to:

ENSUITE

Walk in shower, wash hand basin, W.C. Tiled flooring, shaver point, obscure double glazed window to the front.

BEDROOM TWO

9' 8" x 9' 1" (2.95m x 2.77m) Double glazed window to the front. Radiator. Built in wardrobe.

BEDROOM THREE

9' 1" x 6' 4" (2.77m x 1.93m) Double glazed window to the rear. Radiator. Storage cupboard.

BATHROOM

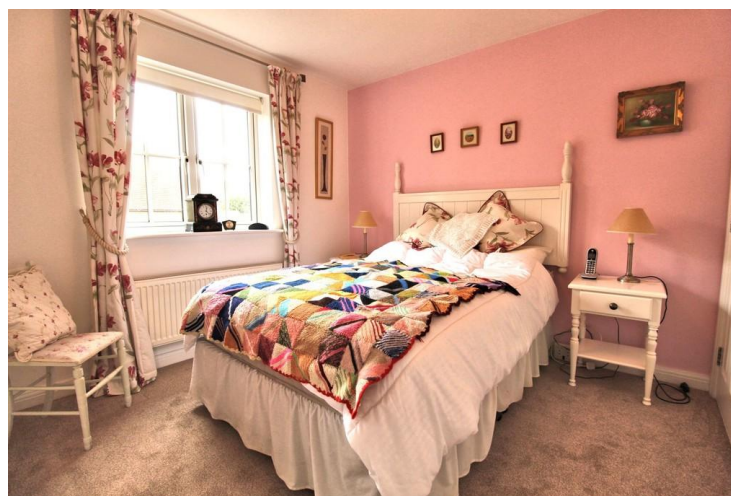
Panelled bath with shower over, wash hand basin, W.C. Heated towel rail, shaver point, obscure double-glazed window to the front.

EXTERNALLY

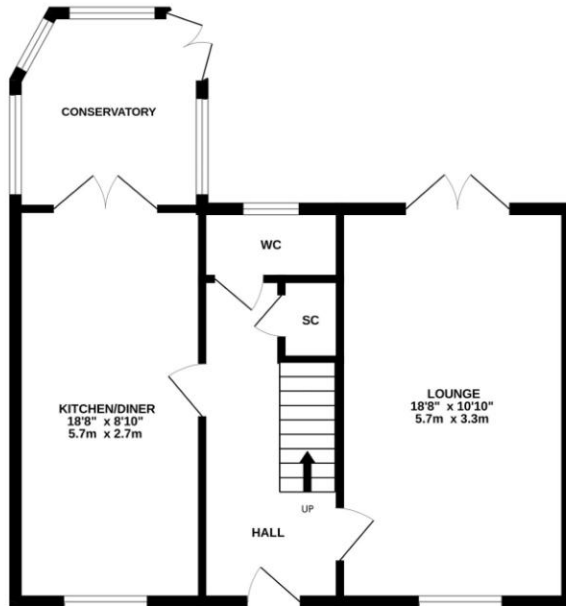
Rear garden - mature, not overlooked, south facing rear garden with mature trees and shrubbery. Good sized patio and lawn area, gated access to the driveway.

Double garage - With power and lighting, personal door to the rear garden and a pair of up and over doors.

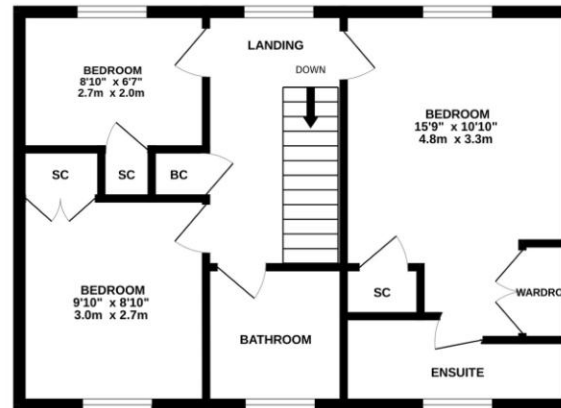
Front - Mono bloc driveway providing ample parking. Wrought iron railings to the front of the property with gate leading to the front door. Gravelled and paved area with shrubbery.



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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.