



Kennedy
&co.

Burdetts Court

Potton

SG19 2LW

Asking Price Of £300,000

Improved and extended

Three bedrooms

Large ground floor
accommodation

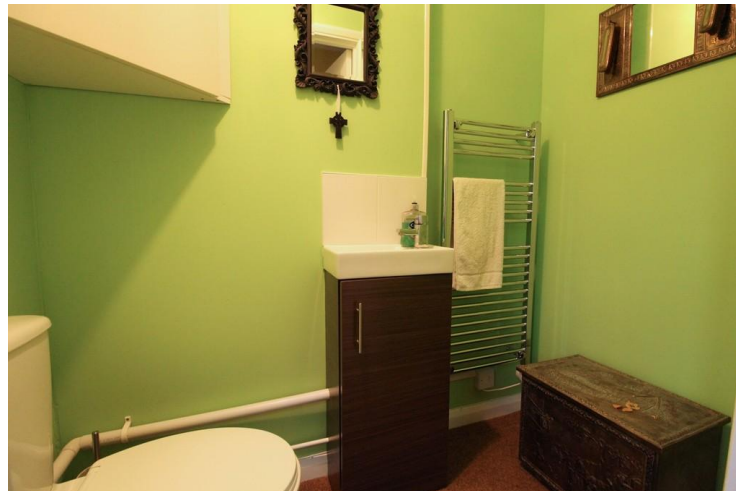
Open plan

Re-fitted kitchen

Re-fitted bathroom

Double glazing

Parking



A delightful three bedroomed mid terraced home only a minute walk to the town centre. This lovely house has been improved and extended providing a large, open plan ground floor living space. The property has a re-fitted bathroom, re-fitted kitchen, double glazing and gas boiler and re-fitted internal oak doors. Externally there is parking to the rear and garden.

Potton is a delightful and quaint market town offering all sorts of amenities, social clubs, doctors, dentist, and array of shops, schooling and an 11th century church. The larger towns of Biggleswade and Sandy are approx. 3 miles away offering easy commuter access to the A1M and the mainline rails network.

PARTICULARS

Half glazed UPVC door leading to:

HALL

Radiator. Door with glazed panels to the study area.

CLOAKROOM

Vanity unit housing the wash hand basin with storage under. W.C. Ladder style radiator.

STUDY AREA

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed window to the front. Radiator. Through to:

LOUNGE

14' 8" x 12' 8" (4.47m x 3.86m) Storage cupboard and display shelving. Stairs rising to the first floor. Electric fire in a marble and timber surround. Radiator. Recessed lighting. Through to:

DINING AREA

10' 6" x 8' 3" (3.2m x 2.51m) Double glazed door and windows to the rear. Radiator. Through to:

KITCHEN

10' 7" x 5' 9" (3.23m x 1.75m) Range of high gloss base and wall mounted units with work top surfaces. Stainless steel sink, drainer and mixer tap with splash guard surround. Becko hob and extractor and De Dietrich oven. Space for washing machine and fridge/freezer. Pull out pantry cupboard. Worcester wall mounted boiler. Recessed lighting. Double glazed window to the rear.

LANDING

Access to the loft space.

BEDROOM ONE

11' 1" plus wardrobes x 12' 3" (3.38m x 3.73m) Fully fitted wardrobes. Two double glazed windows to the front. Radiator. Recessed lighting.

BEDROOM TWO

7' 9" x 8' 7" (2.36m x 2.62m) Double glazed window to the rear. Radiator. Recessed lighting.

BEDROOM THREE

8' 6" x 5' 8" (2.59m x 1.73m) Double glazed window to the rear. Radiator. Recessed lighting.

BATHROOM

Bath with shower over and glazed screen. Vanity unit housing the wash hand basin with storage under. W.C. Heated towel rail. Extractor fan.

EXTERNALLY

Enclosed rear garden with shrubbery and paving stones. Timber shed. Gated access to allocated parking.

The front: open plan with shrubs, planting and pathway leading to front door.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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.