



Kennedy
&co.

Windmill Grove

Potton

SG19 2FX

Asking Price Of £550,000

Spacious family home

Four good sized bedrooms

Open plan kitchen/dining
room

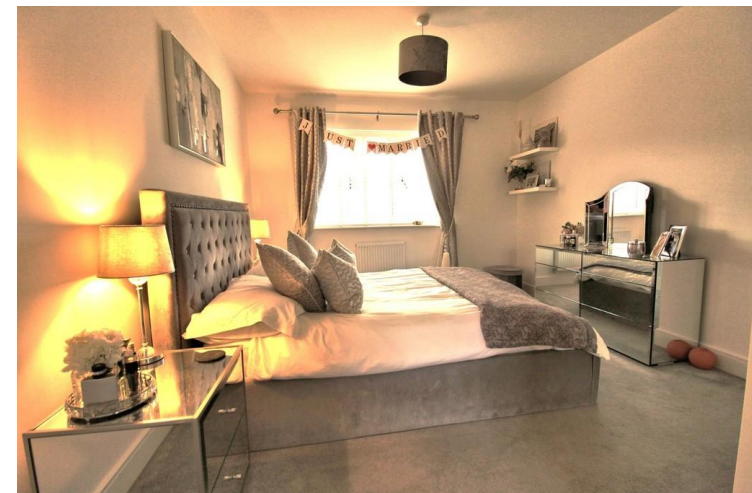
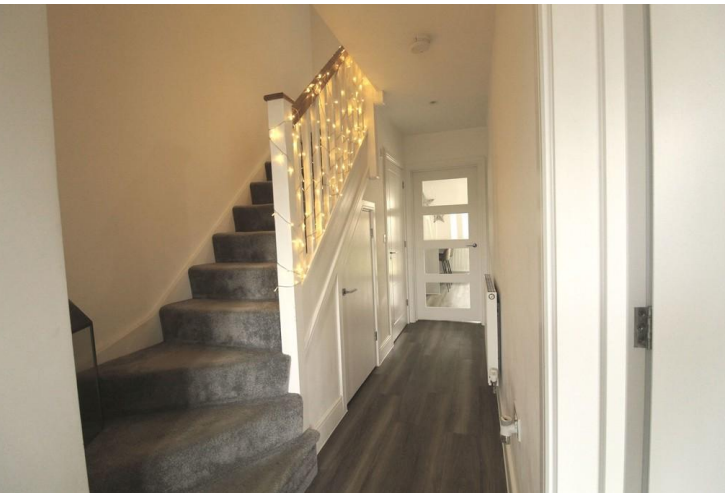
En-suite to the master

Downstairs cloakroom

Garage

Parking

Countryside walks close by



Built approx. 5 years ago, this spacious four bedroom family home located in a no-through road of just four properties with countryside walks a few meters away. This home was built to a high standard and still provides a NHBC. Briefly, the accommodation consists of three double and one single bedroom, en-suite to the master, family bathroom, downstairs cloakroom, an impressive 26ft kitchen/dining room with doors onto the rear garden, good size lounge, garden and garage.

PARTICULARS

Composite door with glazed panels and storm porch over leading to:

RECEPTION HALLWAY

Stairs rising to the first floor with under stairs cupboard, separate coats cupboard, radiator, Amtico style flooring to match the kitchen/dining room, cloakroom and utility.

CLOAKROOM

Wall mounted wash hand basin, W.C. radiator, extractor.

LOUNGE

17' 4" x 10' 8" (5.28m x 3.25m) Flame effect fire in a timber surround with hearth, Double glazed window to the front, radiator.

KITCHEN/DINER

26' x 13' 10" (7.92m x 4.22m) High gloss base and wall mounted units with white fleck granite effect work top surfaces. Stainless steel sink and drainer with splash guard surround, breakfast bar, fully fitted appliances: Zanussi oven and hob with extractor, dishwasher and fridge/freezer. Wall mounted boiler, recessed lighting and display lighting, double glazed window to the rear. The dining area has large patio doors onto the garden with double glazed window to the side, radiator, recessed lighting.

UTILITY ROOM

9' x 8' (2.74m x 2.44m) base units and work tops to compliment the kitchen, large stainless steel sink and drainer, plumbing and space for washing machine, space for dryer, Double glazed window to the front, double glazed door to the garage.

LANDING

Storage cupboard, access to the loft space, radiator.

BEDROOM ONE

13' 9" x 10' 8" (4.19m x 3.25m) Fully fitted wardrobes, double glazed window to the rear, radiator.

ENSUITE

Large walk in fully tiled shower, W.C. wall mounted wash hand basin, heated towel rail, shaver point, Obscure double glazed window to the front.

BEDROOM TWO

14' 9" x 8' 3" (4.5m x 2.51m) Double glazed window to the front, radiator.

BEDROOM THREE

14' 10" x 8' 3" (4.52m x 2.51m) Double glazed window to the front, radiator.

BEDROOM/STUDY

11' 4" x 8' 9" (max) (3.45m x 2.67m) 11'4" x 8'9" (narrowing to 5'9" over the stairwell cupboard), radiator, double glazed window to the front.

FAMILY BATHROOM

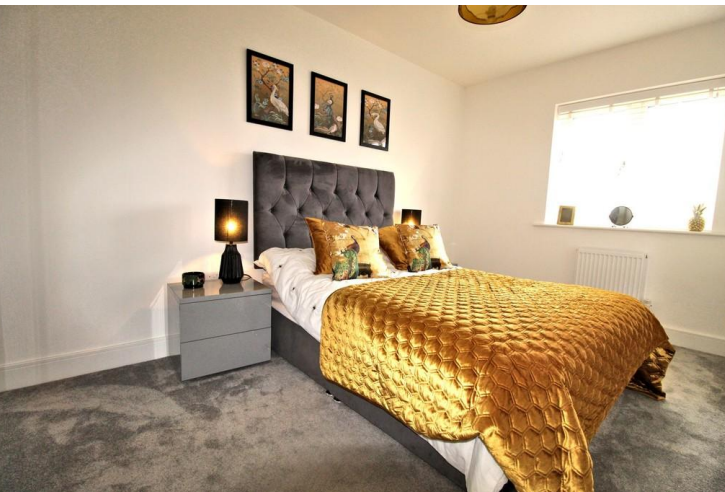
Bath with shower over, wall mounted wash hand basin, W.C. heated towel rail, shaver point, Obscure double glazed window to the side.

EXTERNALLY

Garage with up and over door, power and lighting, storage within the eaves, door to the garden and door into the utility room.

Rear Garden with two good sized patio areas, mainly laid to grass, fully fenced with gated access to the side and door to garage.

Front, small lawn area with shrubbery, pathway leading to the front door, monobloc driveway providing parking.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.