



Kennedy
&co.

Wingfield Drive

Potton

SG19 2GQ

O.I.E.O £400,000

Walled corner plot

Three bedrooms

En-suite to the master

Two reception rooms

Off road parking

Conservatory

Cloakroom

Storeroom



A fantastic opportunity to purchase this fine three bedroom detached home situated on a corner plot with a walled garden, and within walking distance to the town square. offering two reception rooms plus a conservatory. The kitchen was originally supplied by John Lewis with quality fitments and quality shutters have been added to all windows throughout. Other recent improvements include, new front and rear door, landscaping to the front and rear gardens. A viewing is highly recommend. Booking through Kennedy & Co.

PARTICULARS

The property is accessed through the front garden leading to:

PORCH

New composite door. Outside lighting. Through to:

ENTRANCE HALL

Oak parquet flooring. Radiator. Stairs rising to the first floor.

CLOAKROOM

Wash hand basin with cupboard below. W.C. Obscure double glazed window to the side. Tiled flooring. Radiator.

LOUNGE

22' x 10' (6.71m x 3.05m) Double glazed box bay window to the front. Two radiators. Wall mounted electric steam fire. Double glazed patio doors to the conservatory. Parquet flooring. Open plan throughout.

DINING ROOM

12' 5" x 7' 7" (3.78m x 2.31m) Formally the garage space. Double glazed window to the front. Radiator. Parquet flooring.

CONSERVATORY

13' 2" x 13' 7" (4.01m x 4.14m) Double glazed doors and windows to the garden. Radiator. Tiled flooring. Door through to:

STORE AREA

7' 7" x 5' 5" (2.31m x 1.65m) Wall mounted cupboard with work top below. Access to loft space.

KITCHEN/BREAKFAST ROOM

18' x 9' 5" (5.49m x 2.87m) Double glazed window to the rear garden. Double glazed door to the side. High gloss kitchen originally supplied by John Lewis comprising a range of base and wall mounted units with soft clos drawers and cupboards. Acrylic stone worktops with splash guard surround, sink and drainer with mixer tap. AEG oven, hob, extractor and grill. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Recessed lighting. Tiled flooring. Understairs cupboard.

LANDING

Access to the loft space. Airing cupboard housing the gas boiler.

BEDROOM ONE

10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to the front. Fitted wardrobes. Radiator.

ENSUITE

Obscure double glazed window to the rear. A large/double walk in shower. Vanity unit housing the wash hand basin, storage cupboards under and mirror fronted cupboard above. W.C. Radiator. Tiled flooring.

BEDROOM TWO

9' 6" x 10' 3" (2.9m x 3.12m) Two double glazed windows to the rear. Radiator.

BATHROOM

Three piece suit comprising: Panelled bath with hand

held shower. Pedestal wash hand basin. W.C. Tiled flooring. Radiator.

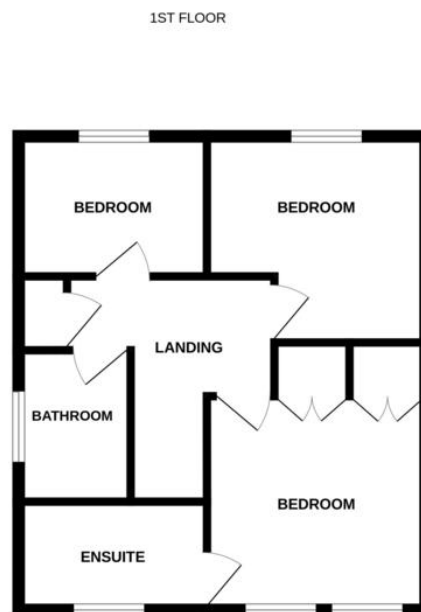
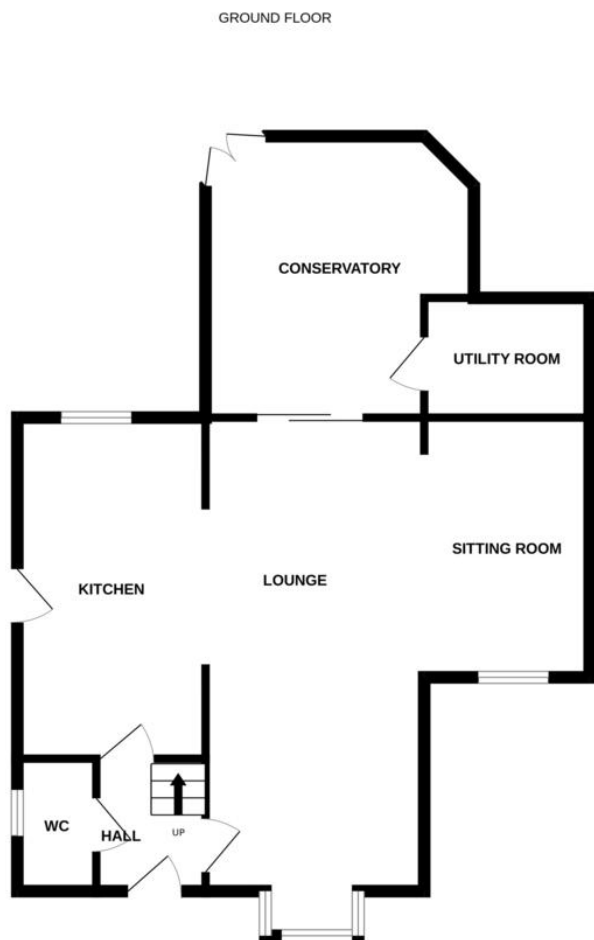
EXTERNALLY

Front garden - Wrought iron rail fencing leading to a low maintenance garden space. Gated access to the rear.

Off road parking to the side.

Rear garden - Walled mature rear garden with mature trees and shrubbery. Laid to lawn and patio area. Gated access to the side.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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 are 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