



**Kennedy**  
&co.

Everton Road

Potton

SG19 2PB

Asking Price Of £395,000

- Detached Bungalow Built 2001
- Walking Distance to Potton Market Square & Amenities
- Oversized Single Garage & Off Road Parking
- Three Bedrooms
- Kitchen / Breakfast Room
- Sitting Room with Patio Doors Opening to Rear Garden
- Non Estate Location
- Four Piece Bathroom Suite



Rarely available detached bungalow built 2001, situated within walking distance of Potton Market Square & amenities. Three bedrooms, kitchen / breakfast room, utility room, sitting room and four piece bathroom suite. Occupying a good size plot with an oversized single garage & ample off road parking. No forward chain.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Upvc entrance door with glazed inset panels opening into:

#### **SPACIOUS RECEPTION HALLWAY**

Large storage / airing cupboard housing hot water tank, loft access, radiator, multi pane doors off to kitchen /breakfast room & sitting room, further doors to bedrooms & bathroom.

#### **KITCHEN / BREAKFAST ROOM**

12' 5" x 9' 1" (3.78m x 2.77m) Upvc double glazed windows to both the front & side aspects, fitted with a comprehensive range of base & matching eye level units, ample work surface space with tiling to splash areas, 1 1/2 bowl sink unit, integral oven & combi microwave,

inset four ring gas hob with extractor over, space for table & chairs, recessed ceiling lighting, radiator, space for upright fridge / freezer, door through to:

#### **UTILITY ROOM**

6' 5" x 6' 1" (1.96m x 1.85m) Upvc 1/2 double glazed Upvc door and window opening to the side aspect, work surface space, plumbing for washing machine, venting for tumble dryer, wall mounted gas fired boiler, space for upright fridge / freezer, radiator.

#### **SITTING ROOM**

15' 3" x 11' 7" (4.65m x 3.53m) Sliding Upvc double glazed patio doors opening to the rear aspect, radiator, recessed ceiling lighting, coving to ceiling.

### **MASTER BEDROOM**

11' 3" x 10' 8" inc wardrobes (3.43m x 3.25m) Upvc double glazed window to the front aspect, comprehensive range of built in bedroom furniture to include three double wardrobes, twin bedside cabinets & dressing table with built in drawer units, radiator, coving to ceiling.

### **BEDROOM TWO**

11' 8" x 9' 0" narrowing to 5' 9" (3.56m x 2.74m) Upvc double glazed window to the rear aspect, built in double wardrobe, radiator, coving to ceiling.

### **BEDROOM THREE**

7' 2" x 7' 2" (2.18m x 2.18m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

### **FAMILY BATHROOM**

Upvc double glazed window to the front aspect, four piece bathroom suite comprising low level Wc, vanity wash hand basin, bath and enclosed fully tiled shower cubicle, heated towel rail, coving to ceiling, recessed ceiling lighting.

### **REAR GARDEN**

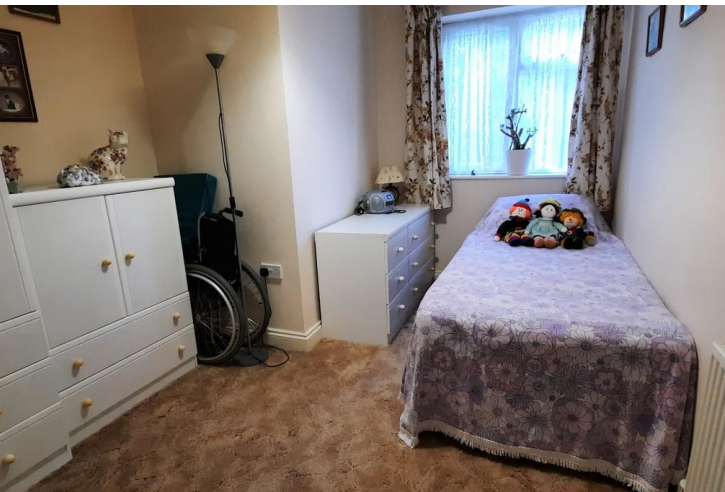
Large patio area set immediately to the rear of the property, gated side access to the front from either side, shaped lawn with well stocked mature trees and shrub borders, outside tap, hard standing at side of property with greenhouse, personal door to garage.

### **FRONT GARDEN**

Well screened from the road, gravel driveway providing off road parking and giving access to oversized single garage, gate providing access to further garden area set to the side of the garage which was formerly used as a vegetable garden but has many potential uses.

### **OVERSIZED SINGLE GARAGE**

16' 0" max x 13' 0" max. Up & over door, power and light connected, additional eaves storage space.





### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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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.