



Kennedy
&co.

Everton Road

Potton

SG19 2PA

Asking Price Of £500,000

Detached cottage with
separate annex

Three-bedroom home

One bedroom annex

Lounge

Dining room

Kitchen & Utility

Breakfast/snug room

Self contained annex



A fantastic opportunity to purchase this three bedroom, double fronted detached home with the added benefit of a self contained one bedroom annex, being ideal for a family member. This family home is light and airy throughout combining period features with modern style living. The property has been improved and upgraded by the present owners providing an upgraded heating system and underfloor heating to areas of the downstairs, a new kitchen and bathroom with a high quality finish, dining room, lounge and breakfast room/snug area with patio doors to the good size rear garden. The self-contained annex is on one level and again is finished with good quality fitments and provides an open plan lounge/kitchen and a bedroom with ensuite shower room.

Potton is a quaint market town offering a mix of character and modern homes. The town itself is in walking distance to the property and offers an array of shops, amenities, social clubs and eateries. Potton is within easy reach of the larger towns of Biggleswade and Sandy with the mainline station and within easy reach of the A1(M).

PARTICULARS

Ornate railings, pathway and Georgian style composite door to:

ENTRANCE

Door to the dining room and door to:

LOUNGE

14' 3" x 10' 9" (4.34m x 3.28m) Double glazed lead light windows to the front and side. Recessed log burning stove(not currently installed) with timber mantle and tiled hearth. Panelling to dado height. Radiator.

DINING ROOM

12' 2" x 10' 9" (3.71m x 3.28m) Double glazed lead light windows to the front and side. Radiator Wood effect flooring. Door to:

INNER HALLWAY

Stairs rising to the first floor. Large storage cupboard. Double glazed window to the side.

REFITTED KITCHEN

12' 3" x 9' 4" (3.73m x 2.84m) Range of base and wall mounted units with work tops and composite sink, drainer and mixer tap. Built in oven, hob and extractor. Built in combination microwave and grill. Double glazed window to the rear. Integral fridge/freezer and dishwasher. Tiled flooring with underfloor heating. Recessed lighting. Step up to:

BREAKFAST/SNUG ROOM

9' 5" x 7' 5" (2.87m x 2.26m) Tiled floor to compliment the kitchen. Wall mounted tall radiator. Double glazed lead light doors to the garden with matching windows to either side.

UTILITY ROOM

6' 2" x 4' 6" (1.88m x 1.37m) Wall mounted units matching the kitchen. Plumbing and space for washing machine. Space for tumble dryer. Cupboard housing the gas fired boiler. Door to:

BATHROOM

Refitted large bathroom comprising: Double walk in shower with glazed screen. Large bath with hand held shower attachment. Vanity unit housing the wash hand basin. W.C. Combination radiator/towel rail. Double glazed lead light window to the side. Tiling to the walls. Tiled flooring with underfloor heating.

LANDING

Double glazed lead light window to the rear. Large walk in storage cupboard. Panelling to the walls. Doors to all bedrooms.

BEDROOM ONE

14' 2" x 7' 6" (4.32m x 2.29m) Double glazed lead light window to the front. Radiator.

BEDROOM TWO

14' 3" x 7' 8" (4.34m x 2.34m) Double glazed lead light window to the front. Radiator.

BEDROOM THREE

11' 6" x 6' 2" (3.51m x 1.88m) Double glazed lead light window to the rear. Radiator.

EXTERNALLY

Enclosed good size rear garden laid to lawn with patio area. Shrubbery borders and outside lighting. Outside tap. Gated access to the side.

Gated driveway providing ample parking.

SELF CONTAINED ANNEX

Composite door to :

LOUNGE/KITCHEN

14' 7" x 9' (4.44m x 2.74m) Open plan with two lead light windows to the front. A range of base and wall mounted units with worktops over. Sink with mixer tap. Built in oven with hob over and extractor over. Plumbing for washing machine. Door to:

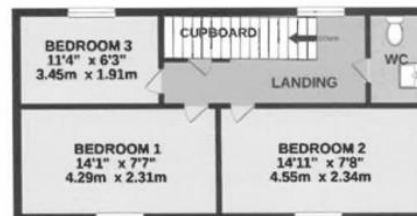
BEDROOM

11' 4" x 9' 5" (3.45m x 2.87m) Double glazed window to the rear. Door to:

ENSUITE

Three-piece suite comprising: wash hand basin. W.C. Shower cubicle. Extractor.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.