



**Kennedy**  
&co.

**Horslow Street**

Potton

SG19 2NX

**Offers In Excess Of  
£300,000**

Renovated and improved

Two double bedrooms

En-suite to the master

Downstairs bathroom

Two reception rooms

Good size kitchen

Large timber home office

Larger than average  
garden



A beautifully renovated larger than average Victorian cottage situated close to the quaint town centre of Potton. Renovated approx. 6 years ago to a high standard whilst retaining many of the original character. The property has benefits from a new heating system, re-wiring and re-fitted bathroom. Externally the property benefits from a larger than average rear garden and a large timber home office.

#### **PARTICULARS**

Obscure glazed and timber door with crescent shaped window over through to:

#### **HALLWAY**

Slate tiled flooring, radiator, walk in storage cupboard with coat hanging space, consumer board.



#### **LOUNGE**

13' 4" x 12' 7" (4.06m x 3.84m) Double glazed sash window to the front with fitted blinds. Exposed brick fireplace with cast iron log burning stove and brick hearth, radiator, walk through to:

#### **DINING ROOM**

9' 7" x 9' 6" (2.92m x 2.9m) Internal window through to the kitchen, slate flooring, built in wrought iron wine rack, recessed lighting, radiator, half glazed door to inner hallway, half glazed door to:

#### **KITCHEN**

13' x 11' (3.96m x 3.35m) Two double glazed windows to the rear, Part double glazed door to the rear garden. A good range of base, drawers, wine rack and wall mounted units with under lighting to the wall units,



ample work top surfaces with ceramic sink and mixer tap, ceramic hob with extractor over, and brick shaped tiled splash guard, fitted fridge/freezer and double oven, pull out larder, space for washing machine and tumble dryer, wall mounted gas boiler, slate flooring, radiator, recessed lighting.

#### **INNER HALLWAY**

Stairs rising to the first floor, recessed lighting, door to:

#### **RE-FITTED BATHROOM**

Three piece suite comprising: Vanity unit housing the wash hand basin, panelled bath with central shower over, W.C., radiator, complimentary tiling with inset panels, recessed lighting.

### LANDING

Access to the loft space, built in linen cupboard, radiator, doors to:

### BEDROOM ONE

12' 5" x 10' 11" (3.78m x 3.33m) Double glazed sash window to the front with fitted blinds, period cast iron fireplace with tiled inset and timber surround, radiator, door to:

### ENSUITE

Obscure double glazed sash window to the front, three piece suite comprising: timber vanity unit housing the wash hand basin, W.C., walk in fully tiled shower unit with rainfall shower and glazed door.

### BEDROOM TWO

12' 6" x 9' 6" (3.81m x 2.9m) Double glazed, sealed sash window to the rear, cast iron fireplace, radiator.

### EXTERNALLY

Large patio area with lighting and cold water supply, lawn with mature shrubbery.

Large purpose built timber home office measuring 4m x 3m with windows and door to the front, power and lighting.

To the front: mature shrubbery and rose bushes retained with brick walling, wrought iron gate with steps up to door.

### AGENTS NOTE

Please be advised there is wheelie/barrow access for the neighbouring properties across the rear but still retaining a private garden.





### COUNCIL TAX BAND

Tax band C

### 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	63 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](mailto: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