



Wingfield Drive, Potton, SG19 2GQ

Offers over £400,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented and extended three bedroomed detached home.

Now, this home offers great sized accommodation for the growing family. As you enter you have a hallway that leads to a large 16' kitchen/breakfast room with an extensive range of kitchen units. Off of this you have the dining room which in turn leads to the lounge, study/playroom and summer room. The study/Playroom could (if needed) be used for a host of things including as an office but could also make for a playroom or even an additional bedroom. To the rear you have the gorgeous sun room with its pitched roof and ceiling window. This in turn leads to a truly useful utility room with its a range of storage units and currently houses a washing machine, dryer and fridge freezer. A downstairs cloakroom completes the ground floor.

On the first floor there are two good double bedrooms and a single. The master bedroom has not one but two double built in wardrobes and a refitted En Suite. There is also the family bathroom.

Outside the rear garden is not only a good size, but perfect for those sun lovers as it is South/West facing and a real suntrap. To the front there is a block paved driveway providing parking for three cars.

The property is double glazed, has gas radiator heating and has a new boiler that is only two months old and also has the added benefit of Hive control system.

The property is located just a 5 minute walk from the town centre. Potton is a lively market town that has several eateries, pubs, shops, doctors surgery, Post Office, sport facilities, school, two pre-schools. Potton is located three and four miles respectively from Sandy and Biggleswade stations with access to London St Pancras station.

This house offers great accommodation and a viewing is highly recommended.

Entrance

Entrance Hall

W.c





Kitchen/breakfast room
16' x 8'7 (4.88m x 2.62m)

Dining Room
10'1 x 9'2 (3.07m x 2.79m)

Lounge
14'9 x 10'2 (4.50m x 3.10m)

Study/Playroom
12'7 x 8'2 (3.84m x 2.49m)

Summer Room
10'6 x 7'8 (3.20m x 2.34m)

Utility Room
8'2 x 5'5 (2.49m x 1.65m)

First Floor

Landing

Bedroom One
10'4 x 10'3 (3.15m x 3.12m)

En Suite

Bedroom Two
10'3 x 9'2 (3.12m x 2.79m)

Bedroom Three
8'8 x 6'4 (2.64m x 1.93m)

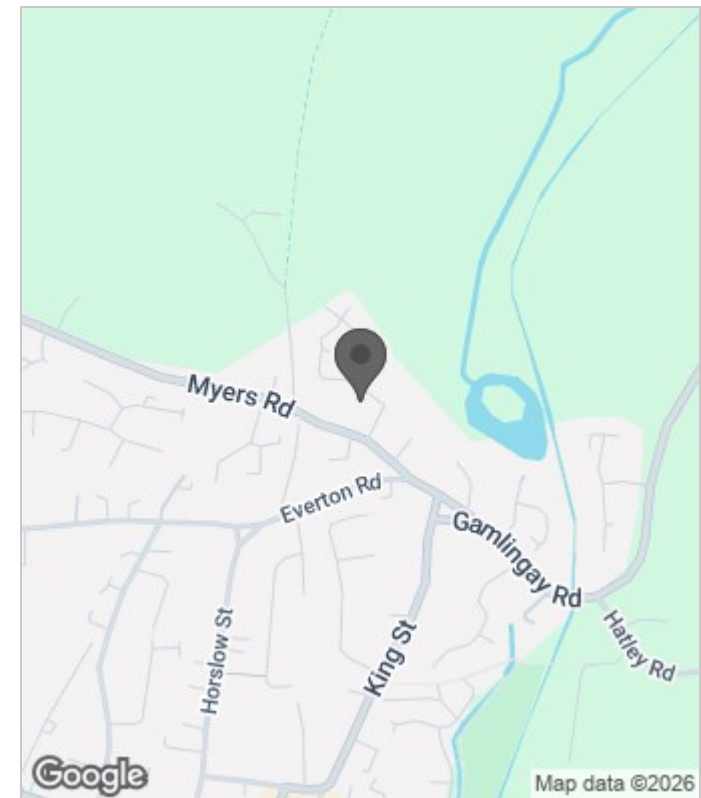
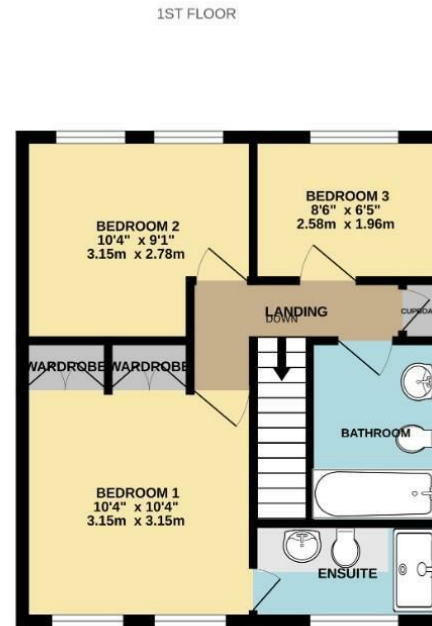
Bathroom

Outside

Front garden

Rear Garedn

Parking



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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