- Individually Designed Bungalow
- Enviable Village Location
- Spacious Accommodation Throughout
- Three Large Double Bedrooms
- 20'0" Lounge With Log Burner
- Large Kitchen Diner & Utility
- Generous Driveway & Garage
- Private West-Facing Garden

Barff Road, Potterhanworth, LN4 2DU
£495,000

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Tucked away in a peaceful cul de sac of just four individually positioned homes, just off Barff Road in the picturesque village of Potterhanworth, Potters Lodge is an individually designed and built detached bungalow offering deceptively spacious and thoughtfully designed accommodation throughout. The property briefly comprises a welcoming entrance hall with a striking vaulted ceiling and feature apex window, a superb 20ft lounge with log burning stove, a spacious dining kitchen, utility room, three exceptionally generous double bedrooms including a 20ft master bedroom with a large en-suite wet room, and a spacious 13'6 family bathroom. The bungalow has also been carefully designed with accessibility in mind, benefiting from wide doorways, generous circulation space and suitable access, making it well suited to wheelchair users or anyone seeking comfortable, future-proof living. Outside, the property enjoys a generous frontage with a substantial driveway providing parking for several vehicles, a detached brick built garage, and a private west facing rear garden which offers an excellent degree of privacy. In the agent's opinion, an internal viewing is essential to fully appreciate the size, quality and enviable setting of this unique home. what3words location - ///happening.grazed.payer. Council tax band: D. Freehold.

Entrance Hallway
Having a feature high vaulted ceiling with exposed ceiling beams and apex window to the front aspect, large walk-in storage cupboard, 2 radiators and access to loft.

Lounge
20' 0" x 17' 10" (6.09m x 5.43m)
Having two large feature windows to the front aspect, 2 contemporary radiators, a feature cast-iron log burner fireplace with granite hearth and large opening leading into the dining kitchen.

Dining Kitchen
22' 5" max x 20' 2" max (6.83m x 6.14m)
Having a kitchen area with a range of matching wall and base units, oak work surfacing and a breakfast bar, one and a half bowl single drainer sink unit with Travertine tiled splashbacks, built-in oven, hob and cooker hood, space for a full height fridge freezer, integrated dishwasher, oak flooring and a radiator.

Utility
12' 4" x 5' 0" (3.76m x 1.52m)
Having plumbing for a washing machine, central heating boiler (installed 2020), hot water cylinder, ceramic tiled floor, extractor and part-glazed door leading to the rear garden.

Master Bedroom
20' 0" x 14' 2" (6.09m x 4.31m)
Having two large feature windows to the front aspect and two radiators.

En-Suite Wet Room
Having spacious three-piece suite comprising a large walk-in shower area with mains-fed rainfall shower and an additional hand-held shower, wash hand basin set in vanity unit, a low-level WC, ceramic tiled floor, heated towel rail, fully tiled walls and an extractor.

Bedroom 2
14' 0" x 12' 4" (4.26m x 3.76m)
Having a radiator, LED downlights, and large French doors leading onto the rear garden.

Bedroom 3
12' 8" x 12' 4" (3.86m x 3.76m)
Having a radiator and LED downlights.

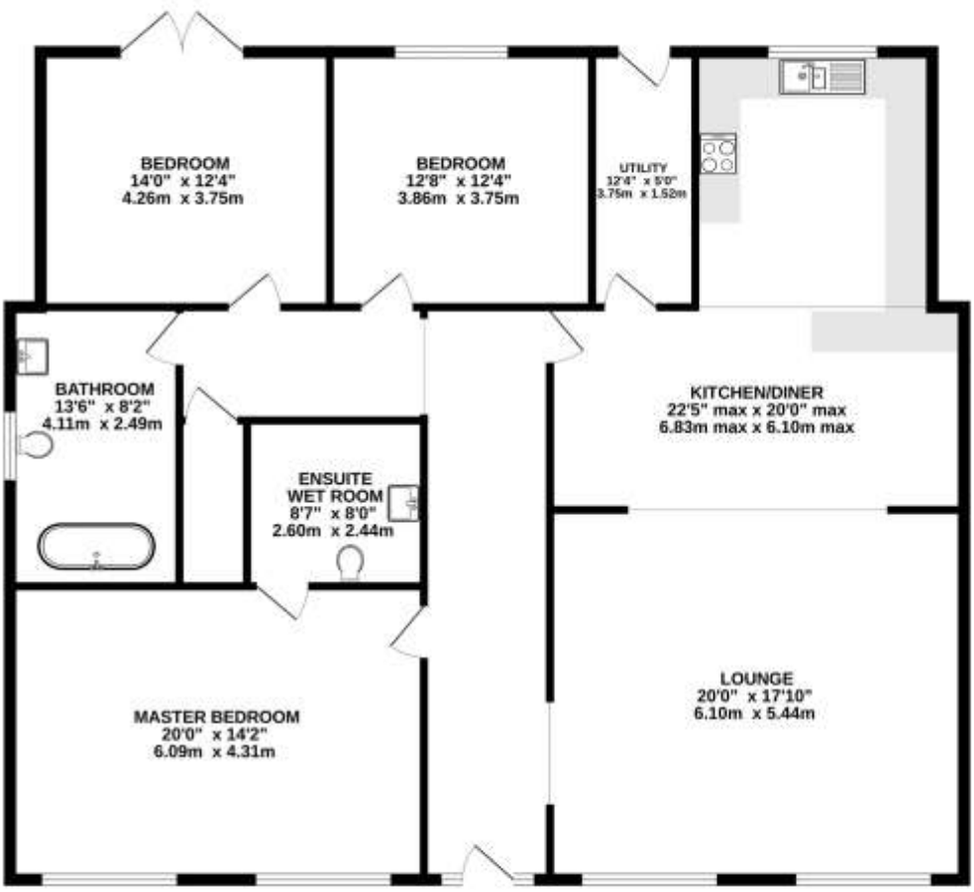
Bathroom
13' 6" x 8' 2" (4.11m x 2.49m)
Having spacious three-piece suite comprising freestanding roll-edged bath with central mixer taps and handheld shower attachment over, wash hand basin set in vanity unit, low-level WC, ceramic tiled flooring, heated towel rail, fully tiled walls and extractor.

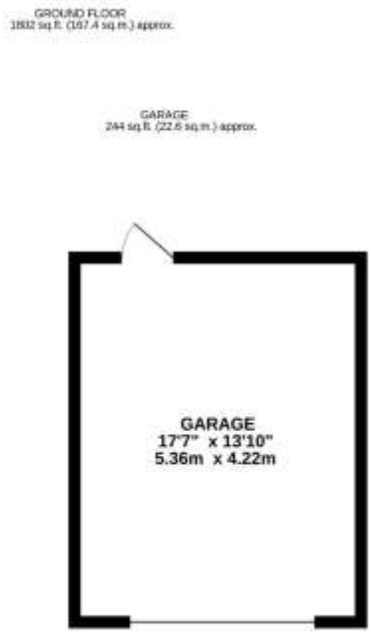
Outside Front
To the front of the property, there is a generous frontage comprising lawn with a variety of shrubs and trees, a block-paved effect concrete impression driveway and turning area with space for several vehicles and giving access to a garage, wood-effect concrete impression pathways and ramp leading to the front entrance door and outside lighting.

Garage
17' 7" x 13' 10" (5.36m x 4.21m)
Having a remote-controlled electric up-and-over door, power and light, a pitched roof providing storage space, and a door leading into the garden.

Outside Rear
To the rear of the property, there is a west-facing area offering an excellent degree of privacy, comprising a lawn with a concrete impression wood-effect paved patio area, ramped access to rear French doors, a variety of plants and shrubs, two timber outbuildings with an additional adjacent patio area, hot and cold water taps and a personnel door to the garage.

Agents Note
Many additional items within the property may be included within the sale, subject to negotiation. Ask for further details.





TOTAL FLOOR AREA : 2046 sq.ft. (190.1 sq.m.) approx.

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