



Ibbett Lane, Potton, SG19 2QU  
Offers over £375,000

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LATCHAM ———  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderful four bedroomed home situated within a popular development on the Western edge of Potton.

Downstairs there is a lovely refitted kitchen/breakfast room with a host of appliances including oven, induction hob and dishwasher. The lounge is to the rear and has direct access to the sunny West facing garden via French doors. A downstairs cloakroom completes the ground floor.

The first floor accommodation has two good double bedrooms as well as a single that could be used as either a bedroom or a study for those working from home. The family bathroom completes the first floor.

The second floor has the master bedroom which at 15'1x 12'7 is a great size and also with an En Suite and two double wardrobes really is a great room.

The garden is a suntrap being West facing and a real bonus is the single pitched roof garage with parking in front of for three cars that is located off a private block paved driveway to the rear.

Potton is a market town with many amenities; It has a school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4-mile drive respectively, both offer mainline train stations to London St Pancras.

Also being on the Western edge of the Town, you have easy access to Deepdale with its beautiful walks and the Walk in Café for a coffee stop.

The property is presented in good condition and really needs to be viewed internally to be fully appreciated.

**Entrance**





**Entrance Hall**

**W.c**

**Kitchen/breakfast room**  
14'1 x 8'3 (4.29m x 2.51m)

**Lounge**  
15'9 x 11'6 (4.80m x 3.51m)

**First Floor**

**Landing**

**Bedroom Two**  
11'3 x 9'4 (3.43m x 2.84m)

**Bedroom Three**  
10'3 x 9'6 (3.12m x 2.90m)

**Bedroom Four**  
7'7 x 6'6 (2.31m x 1.98m)

**Family bathroom**  
15'1 x 12'7 (4.60m x 3.84m)

**Second floor**

**Landing**

**Bedroom One**  
15'1 x 12'7 (4.60m x 3.84m)

**En Suite**

**Outside**

**Front Garden**

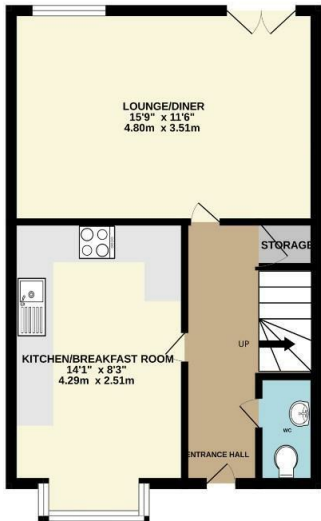
**Rear Garden**

**Garage**

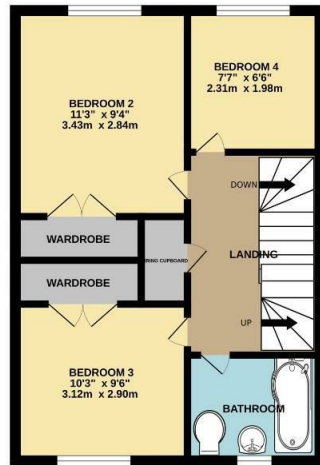
**Parking**



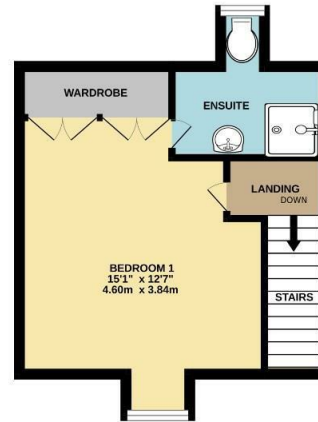
GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

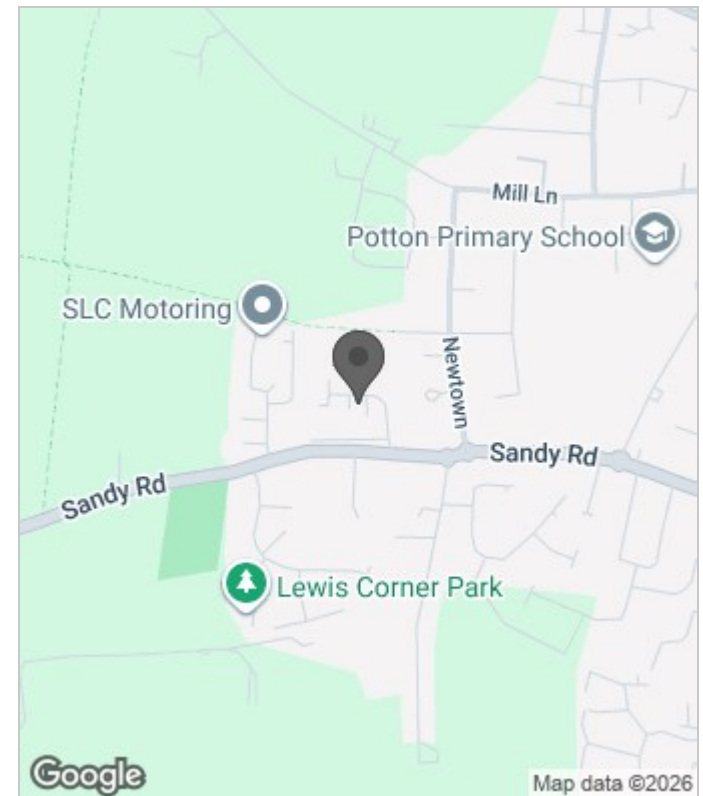


2ND FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

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                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (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 |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.