



Kennedy
&co.

Spencer Close

Potton

SG19 2QR

Asking Price Of £465,000

Georgian style family home

Four double bedrooms

Two reception rooms

Downstairs shower room

Upstairs bathroom

Cul de sac location

Double glazing

Re-fitted high gloss kitchen



A nicely presented and well maintained four double bedroom Georgian style detached family home located just a short distance to the town centre of Potton offered with no upper chain to a motivated buyer. This family home has been extended into the garage space to provide a large dining room whilst still retaining plenty of off road parking. The owners have re-fitted the kitchen and included a downstairs shower room as well as the upstairs bathroom and replaced the boiler. A viewing is certainly recommended via the clients sole agent, Kennedy & Co.

PARTICULARS

Double glazed uPVC door with two glazed panels and obscure double glazed panel to the side through to:

RECEPTION HALL

Glazed door to:

INNER HALL

Radiator, stairs rising to the first floor with large under stairs cupboard.

SHOWER ROOM

Large walk in shower with rain and hand held shower, wall mounted wash hand basin, W.C., Obscure double glazed window to the side, radiator.

LOUNGE

22' 2" x 10' 7" (6.76m x 3.23m) Gas fire in a marble surround, double glazed window to the rear, double glazed patio doors to the rear, two radiators, wall lighting.

DINING ROOM

16' 3" x 8' 2" (4.95m x 2.49m) Part of the garage conversion, double glazed window to the front, radiator, cupboard housing the gas meter and consumer board.

KITCHEN

13' 2" x 9' 10" (4.01m x 3m) High gloss base and wall mounted units with work top surfaces and enamelled sink and drainer, 5 ring gas hob with extractor over and Electrolux oven under, built in dishwasher, cupboard housing the wall mounted boiler, built in fridge/freezer and washing machine, double glazed bay window to the front, double glazed window and door to the side.

HALF LANDING

Obscure double glazed window to the side.

LANDING

Access to the loft space (part boarded) linen cupboard.

BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.28m) Fully fitted wardrobes, double glazed window to the front, radiator,

BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m) Double glazed window to the front, radiator.

BEDROOM THREE

10' 8" x 10' 7" (3.25m x 3.23m) Double glazed window to the rear, fitted wardrobes, radiator.

BEDROOM FOUR

11' 2" x 10' 9" (3.4m x 3.28m) Fitted wardrobes, double glazed window to the rear, radiator.

BATHROOM

Fully tiled bathroom comprising: bath with shower over, pedestal wash hand basin, W.C., radiator, shelving, double glazed obscure window to the side.

EXTERNALLY

West facing rear garden, large patio area with brick bbq, lawn with shrubbery, gated access to the front on both sides, outside tap, bin store area.

Front: mono bloc providing parking for three vehicles.

AGENTS NOTE

Anti-Money Laundering (AML): Purchasers
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. If you agree on a purchase, you will be required to undertake AML and financial sanctions checks carried out by our third party provider. They will charge you a one-off fee at a cost of £52 inclusive of VAT per property (not per person). We do not receive a referral fee for this.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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.