



LATCHAM
DOWLING

King Street, Potton, SG19 2QZ
£265,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented two double bed roomed cottage that is full of character.

You enter the property into the well proportioned lounge with its newly laid flooring in Herringbone style. There is an open fireplace to the chimney (currently not in use) and a cupboard to the side housing the electric meter and fuse box. You then head through to the 15' kitchen/dining room again with re-laid Herringbone flooring. Fitted oven and hob as well as space for a tall fridge/freezer and space for washing machine. The staircase to the first floor is in the corner of the room and there is good range of base and eye level units with contrasting worktops over. To the rear is the lobby giving direct access to the rear garden and also the shower room.

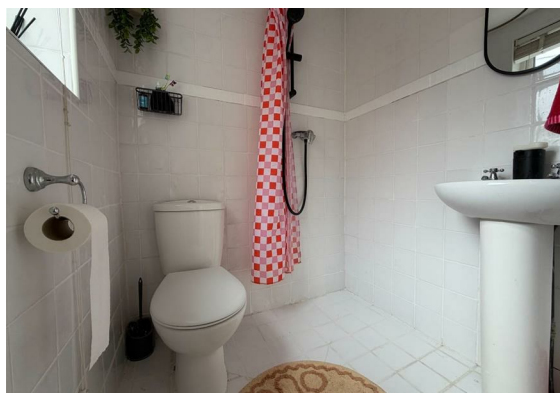
Upstairs, there are two great sized double bedrooms. In fact you could use either as your main bedroom without compromising on space.

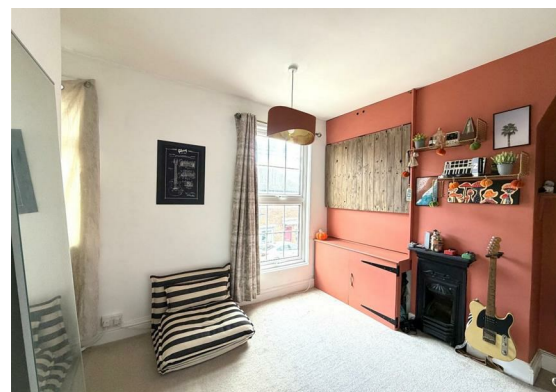
Now a real BONUS of this property is the size of the beautifully maintained rear garden. It really is peaceful and a great place to unwind. Being WEST facing, it is also great for all those sun lovers.

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers 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.

Now a real benefit is the proximity to the Town centre. As someone who lives close to the Town myself, it is great to use the local shops without the need for a car and just a 1/2 minute stroll and you are in the town.

This home offers plenty of charm and a viewing is highly recommended.





Entrance

Lounge
11'2 x 10'6 (3.40m x 3.20m)

Kitchen/Dining room
15'1 10'5 (4.60m 3.18m)

Rear Lobby

Shower Room

First floor

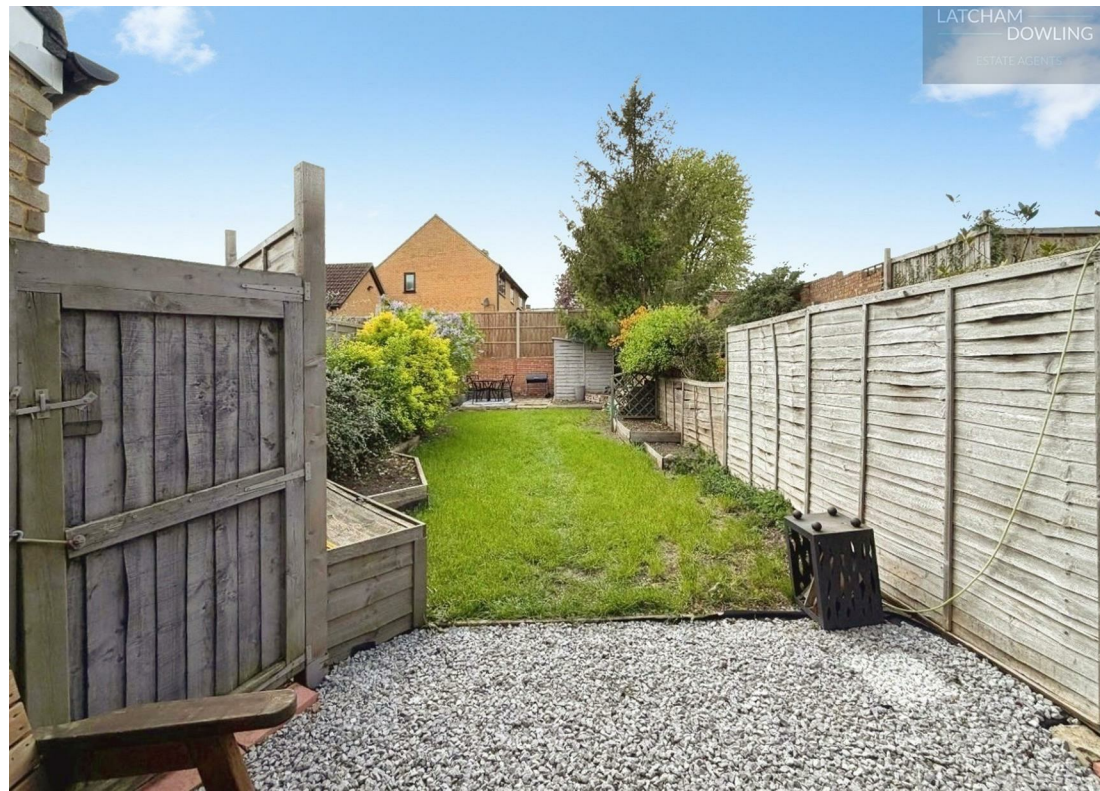
Landing

Bedroom One
11'10 x 10'6 (3.61m x 3.20m)

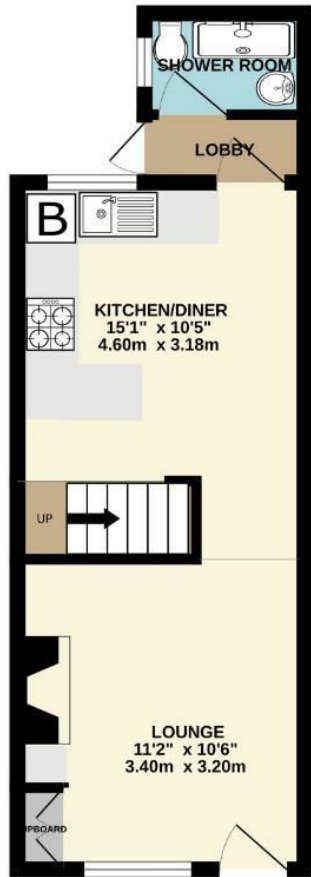
Bedroom Two
10'9 x 13'3 max (3.28m x 4.04m max)

Outside

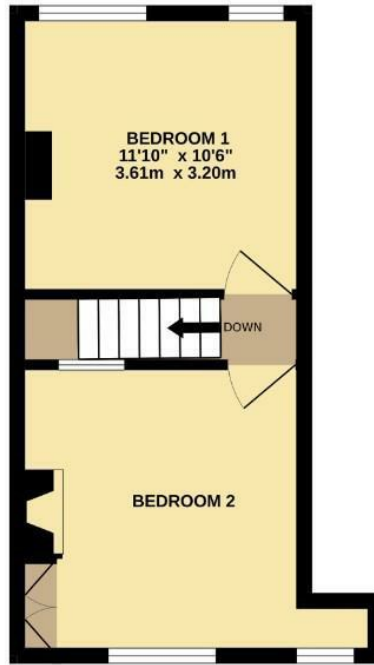
Rear Garden



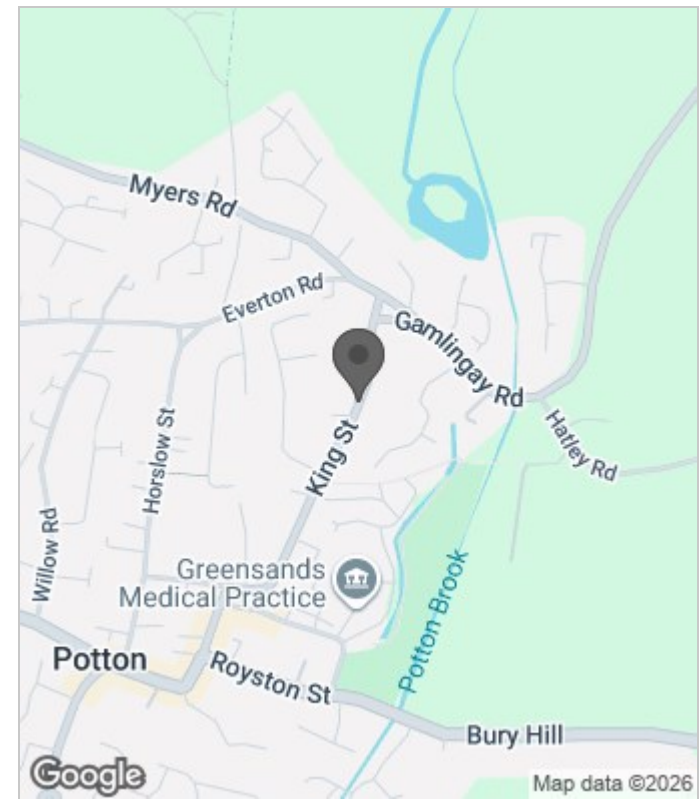
GROUND FLOOR



1ST FLOOR



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		87
(69-80) C	70	
(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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