



Kennedy
&co.

Goodship Lane

Potton

SG19 2GA

Asking Price Of £385,000

Semi detached townhouse

Three good size bedrooms

Modern kitchen with fitted
appliances

Spacious L-shaped
lounge/diner

En-suite to the master

Family bathroom &
downstairs cloakroom

South facing rear garden

Driveway for two cars & EV
charging point



Originally constructed in 2022 by Blakeney Homes 'The Sherborne' is a contemporary home set over three floors. Located in a small private development within easy walking distance of the historic Market Square and its selection of independent shops, cafes, restaurants and public houses.

The property offers spacious accommodation throughout. On the ground floor, the entrance hall has stairs rising to the first floor and panelled doors opening to a modern cloakroom, a contemporary fitted kitchen with an integrated dishwasher, washing machine and fridge/freezer, and a generous L-shaped lounge/dining room with French doors leading out to the enclosed rear garden.

The first floor offers a generous master bedroom with an en-suite shower room, a further double bedroom and a modern family bathroom. A secondary staircase rises to the top floor providing access to the spacious third bedroom.

Externally, the property benefits from an enclosed south facing rear garden, a block paved driveway providing parking for two vehicles and an EV charging point.

Early viewing is highly recommended to fully appreciate all that this home has to offer, contact Kennedy & Co today to arrange your viewing!

PARTICULARS:

Storm porch with double glazed composite door to:

ENTRANCE HALL

Panel doors to cloakroom, kitchen and lounge/ dining room, stairs rising to first floor, under stairs cupboard, radiator with decorative cover, wood finish LVT flooring.

CLOAKROOM

White suite comprising of a pedestal wash hand basin with mixer tap, low level WC, tiled splash back, UPVC double glazed frosted window to side, wood finish LVT flooring.

KITCHEN

10' 1" x 8' 1" (3.07m x 2.46m) A range of light grey, high gloss wall and base mounted units complemented by work surfaces and splashbacks, stainless steel sink and drainer with mixer tap, built in electric oven and hob with glass splashback and stainless steel extractor, integrated dishwasher, washing machine and fridge/freezer, UPVC double glazed window to front, wood effect flooring.

LOUNGE/DINER

17' 2" max x 15' 5" max (5.23m max x 4.70 max) - L Shape - 17' 2" max x 15' 5" max 8. 0" min UPVC double glazed French doors to rear, UPVC double glazed window to rear, two radiators.

FIRST FLOOR

LANDING

White panel doors to two bedrooms and bathroom, stairs rising to second floor landing.

BEDROOM ONE

15' 5" x 10' 9" (4.7m x 3.28m) Two UPVC double glazed windows to rear, radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM

White three piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, a fully tiled double width shower enclosure. Half tiled walls, heated towel rail, shaver point, extractor fan.

BEDROOM TWO

11' 3" x 8' 7" (3.43m x 2.62m) UPVC double glazed window to side, radiator.

BATHROOM

White three piece suite comprising of a low level WC, pedestal mounted wash hand basin with mixer tap, glass screened panelled bath with mixer tap and shower attachment over, tiling to splash back areas, UPVC double glazed frosted window to front, heated towel rail, extractor fan, shaver point.

SECOND FLOOR

LANDING

Panel doors to bedroom three and walk in airing cupboard with light and housing the high pressure water cylinder.

BEDROOM THREE

14' 3" x 12' 2" (4.34m x 3.71m) UPVC double glazed walk in dormer window to front, skylight window to rear, radiator.

EXTERNALLY

Front: block paved driveway providing parking for two vehicles, EV charging point.

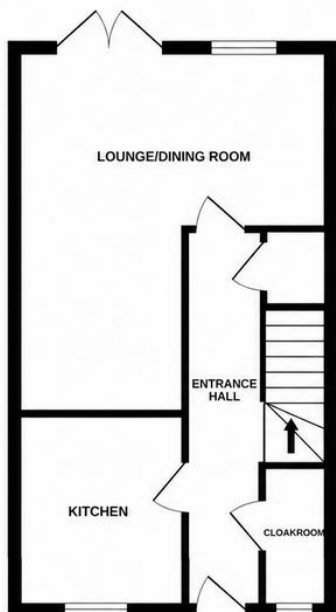
Rear: Fully enclosed South facing garden, mainly laid to lawn with a paved patio area and hard standing for timber shed, outside electric point, tap and lighting, gated side access.

AGENT NOTES

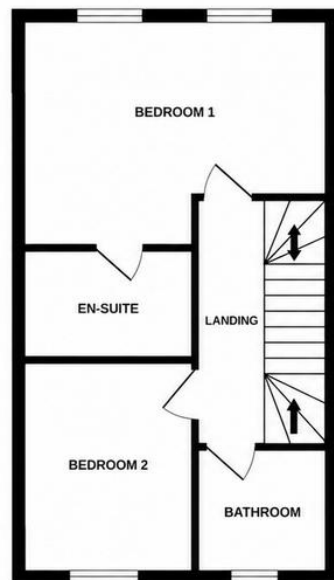
There is an annual maintenance charge of £285.



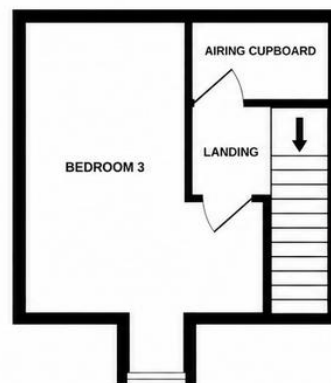
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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 are 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