



Everton Road, Potton, SG19 2PA

Asking price £500,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this three bedrooomed detached cottage that is presented in beautiful condition and has had both a new kitchen and bathroom installed to a high quality finish. On top of that there is now a wonderful Annex that has its own kitchen and bathroom and is fully self contained. The property also has the real benefit of off road parking for four cars. The property comprises of a Lounge, separate dining room, fully fitted kitchen with underfloor heating, snug, beautifully refitted bathroom and a utility area. Upstairs there are three bedrooms and a good sized storage cupboard. The Annex was formally a double garage and now offers a fitted kitchen/Lounge area and a double bedroom with an En suite.

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

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

#### Entrance

#### Entrance lobby

#### Lounge

14'3 x 12'2 (4.34m x 3.71m)

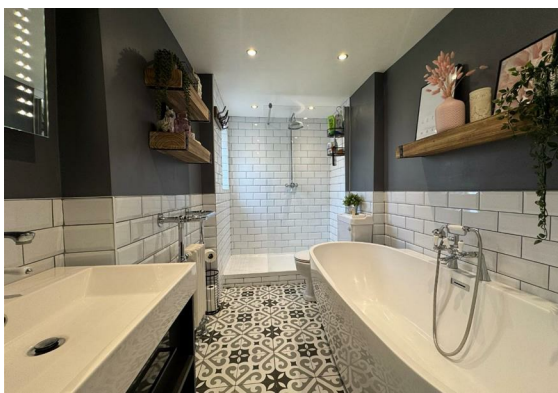
#### Dining room

14'3 x 10'9 (4.34m x 3.28m)

#### Inner hallway

#### Kitchen

12'2 x 9'2 (3.71m x 2.79m)







**Snug**  
9'2 x 7'5 (2.79m x 2.26m)

**Utility area**  
6'2 x 4'7 (1.88m x 1.40m)

**Bathroom**

**First floor**

**Galleried landing**

**Bedroom one**  
14'1 x 7'6 (4.29m x 2.29m)

**Bedroom two**  
14'11 x 7'8 (4.55m x 2.34m)

**Bedroom three**  
11'4 x 6'3 (3.45m x 1.91m)

**Annex**

**Annex entrance**

**Annex Lounge/Kitchen**  
14'7 x 9'1 (4.45m x 2.77m)

**Annex bedroom**  
11'4 x 9'5 (3.45m x 2.87m)

**Annex En suite**

**Outside**

**Front**

**Rear garden**





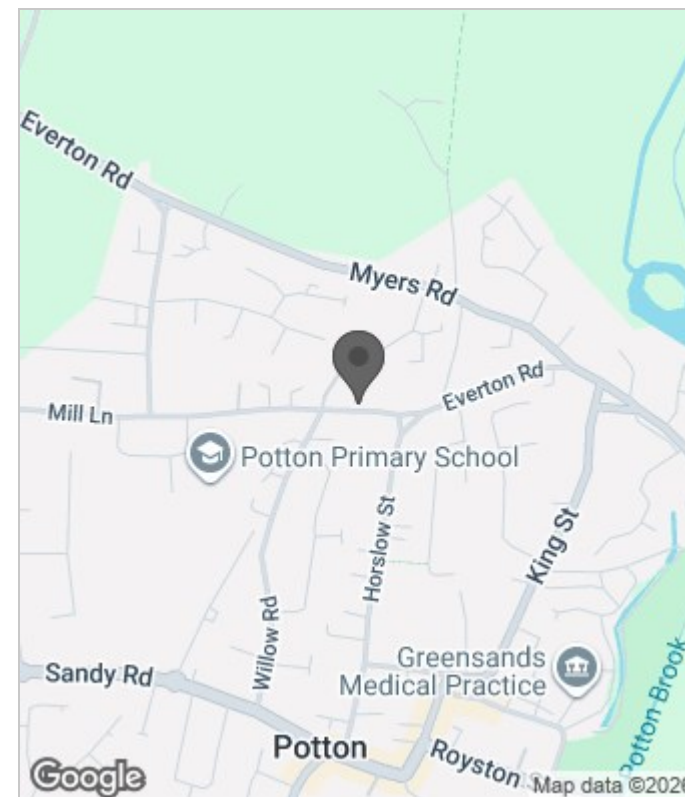
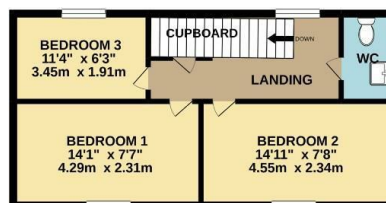
GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>56</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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