



**Kennedy**  
&co.

**Festival Road**

Potton

SG19 2QN

**Asking Price Of £365,000**

Three large bedrooms

Extended to the rear

Large kitchen/day room

Large lounge

Downstairs cloakroom

Large garden to the rear

Off road parking for three plus vehicles

Brick built workshop



Festival Road is a popular road located close to the town centre. The property has been improved and extended to provide a large and versatile accommodation. The extension to the rear provides an excellent large kitchen/day room, a large lounge and downstairs cloakroom. Upstairs you will find three good sized bedrooms and family shower room. Externally this family home provides a mature large rear garden, brick built workshop, shed, greenhouse and off road parking for three plus vehicles. A viewing is highly recommended....

#### **PARTICULARS**

Storm porch. Composite door with double glazed panels to:

#### **HALLWAY**

Grain effect flooring, stairs rising to the first floor, under stairs cupboard, large separate cupboard, radiator.

#### **CLOAKROOM**

Wash hand basin, W.C. Radiator and extractor.

#### **LOUNGE**

21' 1" x 12' 7" (6.43m x 3.84m) Flame effect fire in a timber surround, two radiators, double glazed window to the front.

#### **KITCHEN/DAY ROOM**

15' 9" x 17' 5" narrowing to 8'8"(4.8m x 5.31m) A range of base and wall mounted units with work top surfaces. Space for fridge/freezer and washing machine, oven with extractor over, integral dishwasher, recessed down lighting, double glazed window and door to the side, double glazed window to the rear, radiator, two sky Velox windows, patio doors to the rear.

#### **LANDING**

Double glazed window to the side, access to the loft space.

#### **BEDROOM ONE**

11' 7" x 11' 4" (3.53m x 3.45m) Double glazed window to the front, radiator.

#### **BEDROOM TWO**

10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to the rear. Fitted wardrobes. Radiator.

#### **BEDROOM THREE**

8' 8" x 7' 9" (2.64m x 2.36m) Double glazed window to the front, radiator, storage cupboard.

## SHOWER ROOM

Walk in shower unit, vanity unit housing the wash hand basin, W.C. Radiator, Obscure double glazed window to the rear and side.

## EXTERNALLY

Large brick built workshop to the side with power and lighting.

To the front: Garden and parking for three plus vehicles. External power point.

To the rear: Patio and lawn area leading round to a further lawn area with patio, summer house, shed and green house. Outside tap and power.





#### **COUNCIL TAX BAND**

Tax band C

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Central Bedfordshire Council

EPC: TBA

#### **OFFICE**

10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729

**E:** [potton@kennedyestateagents.uk](mailto:potton@kennedyestateagents.uk)

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.