



Barff Road, Potterhanworth

 3  1  2

Freehold

£300,000



Key Features

- Semi-Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- Detached Single Garage
- Two Reception Rooms & Conservatory
- Popular Village Location
- EPC rating E





Spacious THREE BEDROOM Semi-Detached House located in the sought after village of Potterhanworth. Perfectly positioned within walking distance of the local Village Hub, Tennis Courts, Play Parks and St Andrews Church.

The accommodation on offer comprises Entrance Hall, Open Plan Kitchen Diner Living Space, Lounge, Dining Room, Utility and Conservatory to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Externally the property offers a gated driveway with parking for up to four cars leading to a detached single garage. To the rear of the property there is a lawned garden with patio area and offering field views.

The property also benefits from being sold with NO ONWARD CHAIN.



Entrance Hall

With window to the front aspect and stairs leading to the first floor.

Lounge

11'1" x 11'3" (3.4m x 3.4m)

With window to the front aspect, log burner and radiator.

Second Reception Room

11'0" x 16'0" (3.4m x 4.9m)

With sliding doors to the conservatory, vintage stove and radiator.

Conservatory

7'5" x 8'7" (2.3m x 2.6m)

With windows to the front and side aspects and door leading to the rear garden.

Open Plan Living/Kitchen Space

15'3" x 15'8" (4.6m x 4.8m)

With two windows to the rear aspect, external door to the side aspect. Fitted with a range of wall and base units with worktops over, integrated oven and hob, understairs cupboards and radiator.

Landing

With stairs to the ground floor and storage cupboard.

Bedroom One

10'8" x 11'1" (3.3m x 3.4m)

With window to the side aspect, fitted wardrobe, fireplace and radiator.

Bedroom Two

11'1" x 10'3" (3.4m x 3.1m)

With window to the side aspect, fireplace and radiator.

Bedroom Three

7'5" x 10'1" (2.3m x 3.1m)

With window to rear aspect and radiator.





Bathroom

7'1" x 8'4" (2.2m x 2.5m)

With window to the side aspect, low level WC, wash hand basin, enclosed shower, panelled bath and radiator.

Outside

To the front of the property there is a gated driveway with room for up to four cars leading to a single detached garage.

To the rear of the property there is an enclosed rear garden laid to lawn with mature trees and pond.

Agents Note

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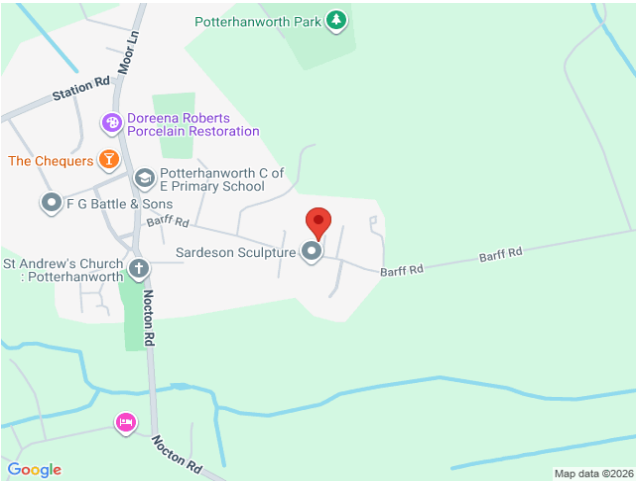
Floorplan



MAORIGATES BARFF ROAD, POTTERHANWORTH, LN4 2DU

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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