



Kennedy
&co.

The Ridgeway

Potton

SG19 2PS

Asking Price Of £425,000

Large corner plotted home

Three double bedrooms

Large en-suite to the master

Two reception rooms

Downstairs cloakroom

Re-fitted kitchen

Tandem length garage

Private rear garden



Offered for sale with no onward chain this large corner plotted detached house with a large tandem garage to the side and just a stones throw to the market town of Potton. This family home provides three good sized double bedrooms with a large four piece en-suite to the master, two reception rooms and downstairs cloakroom. The rear garden is private being walled and fenced with garage to the side. A viewing is a must!

PARTICULARS

Georgian style door with obscure panel to:

HALLWAY

Stairs rising to the first floor, original parquet flooring, radiator.

CLOAKROOM

Vanity unit housing the wash hand basin, W.C., radiator, obscure double glazed window to the side.

LOUNGE

20' 8" x 13' 3" (6.3m x 4.04m) Full length double glazed window to the front and a further double glazed window to the front gas fire in a marble surround, two radiators, original parquet flooring, wall lighting.

DINING ROOM

14' 7" into recess x 10' 3" (4.44m x 3.12m) Under stairs cupboard, radiator, original parquet flooring, double glazed patio doors onto the rear garden.

KITCHEN

10' 5" x 7' 9" (3.18m x 2.36m) High gloss base and wall mounted units with ample worktop surfaces, stainless steel sink and drainer, gas hob with extractor over, oven and microwave, integral dishwasher, washing machine and fridge/freezer, double glazed window to the rear and door to the side.

LANDING

Large landing with double glazed window to the side, access to the loft space, airing cupboard.

BEDROOM ONE

11' 6" x 11' 5" (3.51m x 3.48m) Large fitted wardrobes, radiator, double glazed window to the rear.

ENSUITE

10' 11" x 9' 2" (3.33m x 2.79m) Four-piece suite with free standing bath, step in shower, vanity unit housing the wash hand basin, W.C., mirror fronted wall unit, tall radiator, extractor, obscure double glazed window to the rear.

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m) Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m) Double glazed window to the front, fitted wardrobes, radiator.

BATHROOM

Three piece suite comprising, large shower unit, vanity unit housing the wash hand basin, W.C., heated towel rail.

EXTERNALLY

Tandem length garage to the side 27'5" x 11'8" narrowing to 8'2", with double glazed window to the garden, double glazed personal door to the side, up and over door with power and lighting.

Driveway for off road parking for three vehicles.

Gardens: Wrap around front garden including the side with wall and hedging, mainly laid to lawn with pathway to the front door.

To the rear - 6ft garden wall with gated access to the front, mainly laid to lawn with mature trees and shrubbery.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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 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.