Horslow Street, Potton, SG19 2NS
£465,000

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LATCHAM DOWLING
ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this four bedroomed double fronted home situated very close to the Town Centre.

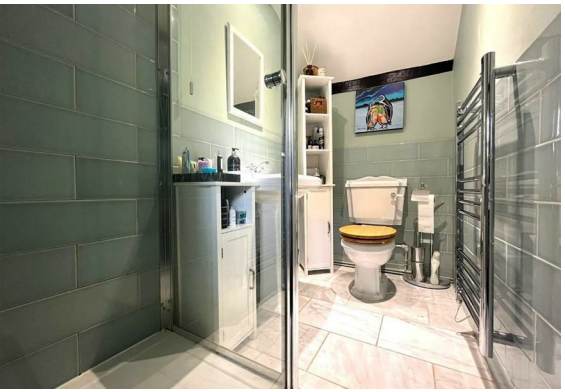
The property has a large entrance hall that is 14'2 and can easily be used as a study area. Off the entrance hall/study are two doors that lead to the main lounge area and dining room respectively. The playroom is located just off the lounge, however is currently used as an office. The kitchen has been refitted and boasts a "Rangemaster" cooker, "Belfast style sink and solid wood worktops. To the rear is the Sun room/rear lobby that gives direct access to the garden. Off here is also situated the main bathroom. Upstairs there are four good sized bedrooms as well as a re-fitted shower room.

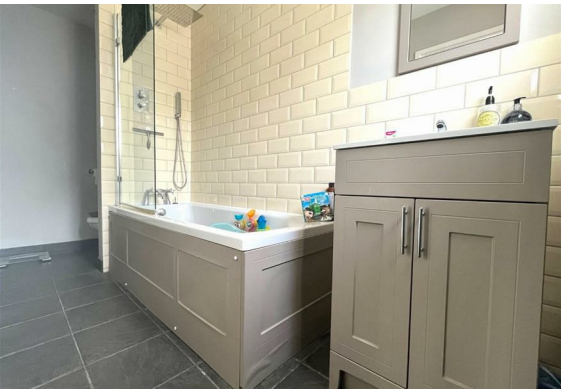
Outside is simply lovely. The garden has been re-landscaped and is West facing meaning you generally get the sun from 11am for the rest of the day. It is laid mainly to lawn but has a re-laid patio area that can house your garden furniture and BBQ. There is a courtesy door that leads to the old detached garage that has now been separated up to form what could be used as a studio/gym/office yet has a great storage area too. There are two off road parking spaces to the rear of the property which is a real plus.

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

Not only is this a great home offering versatile accommodation, it has a great location being situated so close to the Town Centre yet affording off road parking for two cars. The property is also offered for sale CHAIN FREE.

Entrance





Entrance reception/Study
14'4 x 9'6 (4.37m x 2.90m)

Lounge
14'2 x 12'8 (4.32m x 3.86m)

Playroom
16'4 x 5'3 (4.98m x 1.60m)

Dining Room
11'7 x 10'6 (3.53m x 3.20m)

Kitchen
12'7 x 10'7 (3.84m x 3.23m)

Sun Room/Rear lobby
11'6 x 5'3 (3.51m x 1.60m)

Bathroom
11'6 x 4'4 (3.51m x 1.32m)

First Floor

Landing

Bedroom One
14'8 x 12'4 (4.47m x 3.76m)

Bedroom Two
10'4 x 10'1 (3.15m x 3.07m)

Bedroom Three
10'2 x 8' (3.10m x 2.44m)

Bedroom Four
8'3 x 6'9 (2.51m x 2.06m)

Shower Room

Outside

Rear garden

Parking

Outbuildings

GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.

TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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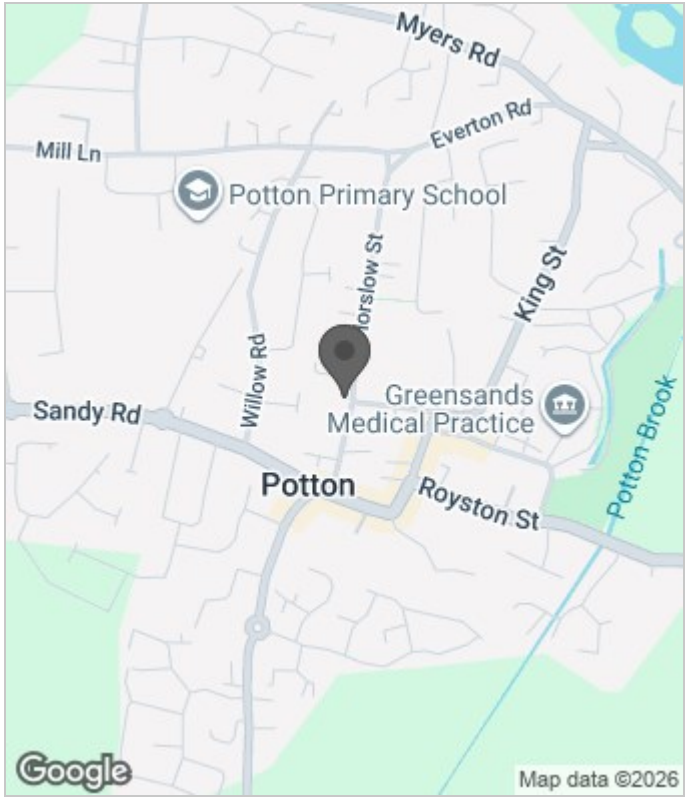

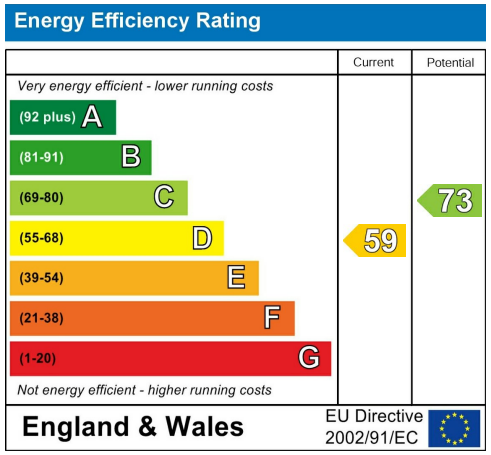

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