



Kennedy
&co.

Gamlingay Road

Potton

SG19 2RQ

Asking Price Of £415,000

Improved and extended
bungalow

Two good size bedrooms

Open plan kitchen/diner in
high gloss

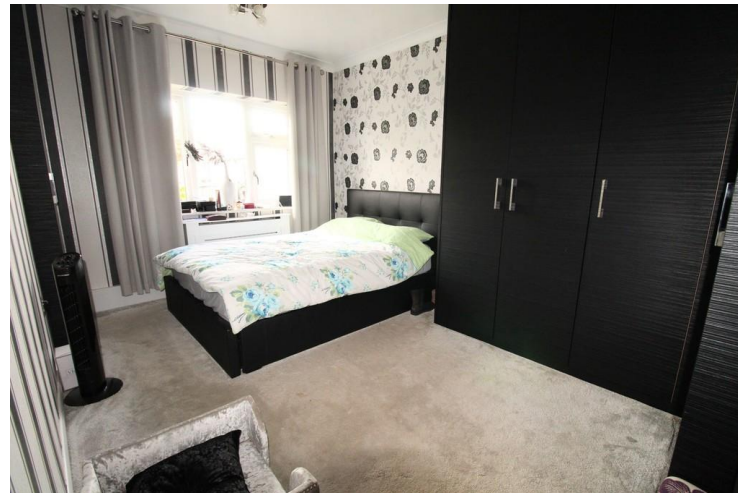
Kitchen/diner over 20ft in
length

Extended lounge

Impressive 28ft lounge with
stylish wood burner

Conservatory overlooking
the garden

Modern shower room with
large walk-in shower



Kennedy & Co are delighted to bring to market this greatly improved and extended bungalow, formerly a three bedroom home. Ideally positioned within walking distance of Potton market square.

The property offers a superb open plan kitchen/diner, refitted in high gloss and extending over 20ft in length. The lounge has also been extended, with the former third bedroom removed by the previous owners to create an impressive lounge of over 28ft. complete with a stylish wood burner. Off the lounge, a bright and airy conservatory overlooking the beautiful garden.

There are two well proportioned bedrooms, both benefiting from fitted storage units, and a practical shower room featuring a large walk in shower, also recently refitted.

Externally, the property enjoys a beautifully maintained and spacious landscaped rear garden, which is private and not overlooked, with storage sheds. To the front, a large driveway provides off road parking for five vehicles.

The historic market town of Potton provides amenities, shops, public houses, schooling and countryside walks. Excellent transport links are available nearby, with mainline railway stations at Biggleswade and Sandy providing direct trains into London.

PARTICULARS

Composite door into:

HALL

Radiator. Leading round to:

INNER HALLWAY

Storage cupboard, doors to all principle rooms.

KITCHEN/BREAKFAST ROOM

20' x 15' 5" max (6.1m x 4.7m) An impressive high gloss base and wall mounted units with rolled edge work top surfaces with splash guard surround. Bosch oven and grill. Five ring induction hob. Franke sink with drainer. Two double glazed windows to the front. Space for large fridge/freezer. Built in dishwasher and washing machine. Down lighting and recessed lighting. Double glazed door to the side Two radiators with covers.

LOUNGE/DINER

28' 8" x 11' 4" (8.74m x 3.45m) Impressive size with a wood burning stove in a granite and tiled surround, radiator, double glazed patio doors onto the garden. Double glazed window to the side.

CONSERVATORY

13' 8" x 11' 3" (4.17m x 3.43m) Double glazed door onto the garden. Radiator.

SHOWER ROOM

Recently refitted large walk in shower with a glazed screen. Vanity unit housing the wash hand basin. W.C. Heated towel rail. Tiled flooring. Vanity cupboard. Double glazed obscure window to the front. Extractor.

BEDROOM ONE

Double glazed window to the rear, radiator with cover, fitted wardrobes with drawer units.

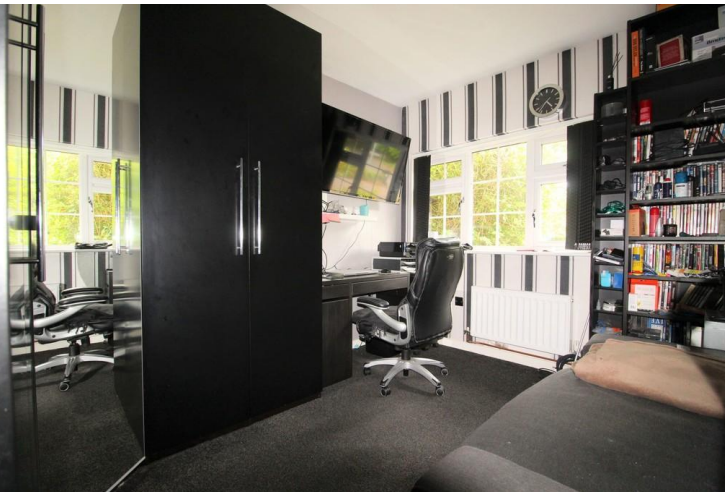
BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m) Fitted wardrobes, radiator, double glazed window to the front.

EXTERNALLY

A beautiful west facing garden not overlooked. Raised boarders with shrubbery, patio area, outside lighting and cold water supply, secure side gate to the driveway, two good sized timber sheds with power, mature ornamental trees and shrubbery.

To the front: Tarmac drive for five vehicles, walled lawn area with shrubbery.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: 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.