

Ibbett Lane, Potton, SG19 2QU

£365,000

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LATCHAM DOWLING

ESTATE AGENTS

CHAIN FREE

Latcham Dowling are delighted to offer for sale this four doubled bedroomed home situated within a popular development on the Western edge of Potton.

Now, having lived on this development for nearly 20 years myself, I can vouch for the great family accommodation it offers at 1150 sq ft. There are wardrobes to three of the four bedrooms, something you don't always find these days and a real bonus with a growing family is the fact you wont be queuing for the bathroom. There is an en suite as well as the family bathroom plus a cloakroom on the ground floor.

There is a a good sized Kitchen/ breakfast room to the front of the property with a lounge that stretches the whole width of the house to the rear and giving direct access to the garden via double French doors. The cloakroom completes the ground floor.

The first floor has bedroom two, three, four and family bathroom.

The second floor has the master bedroom which at 14'8 x 15'9 is a great size and also with an En Suite and two double wardrobes really is a great room.

There is an attractive rear garden that has a real bonus of fields to the rear. A garage with power and lighting and a block paved driveway take care of the parking.

Now another real bonus is the fact is it is CHAIN FREE and waiting for its next owner.

Potton is a market town with many amenities; It has a school, 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.

Also being on the Western edge of the Town, you have easy access to Deepdale with its beautiful walks and the Walk in Café for a coffee stop.

Entrane

Entrance hall

























W.c

Kitchen/breakfast room
16'2 into bay x 9'3 (4.93m into bay x 2.82m)

Lounge
16'3 x 11'3 (4.95m x 3.43m)

First floor

Landing

Bedroom two
11'3 x 9'4 (3.43m x 2.84m)

Bedroom three
10'5 x 9'4 (3.18m x 2.84m)

Bedroom four
7'8 x 6'7 (2.34m x 2.01m)

Family bathroom

Second floor

Second floor half landing

Bedroom one
14'7 x 15'9 (4.45m x 4.80m)

En Suite

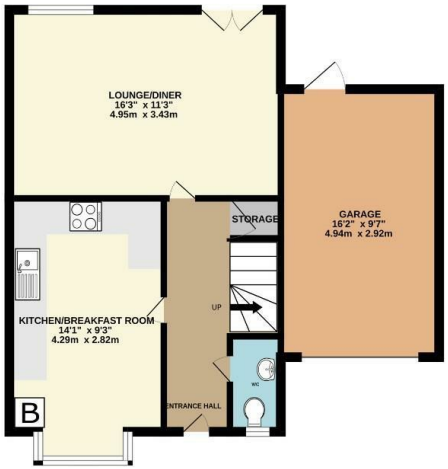
Outside

Rear garden

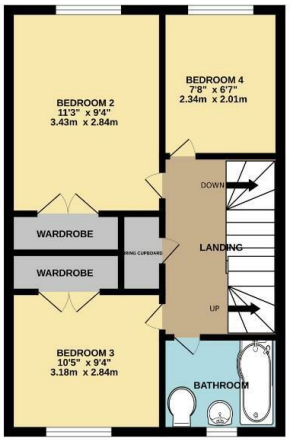
Front garden

Garage and parking
16'2 x 8'5 (4.93m x 2.57m)

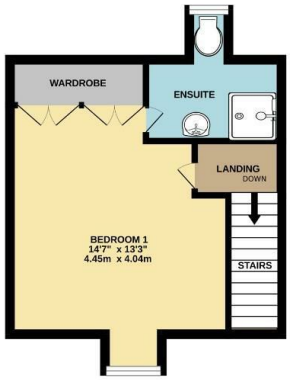
GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.

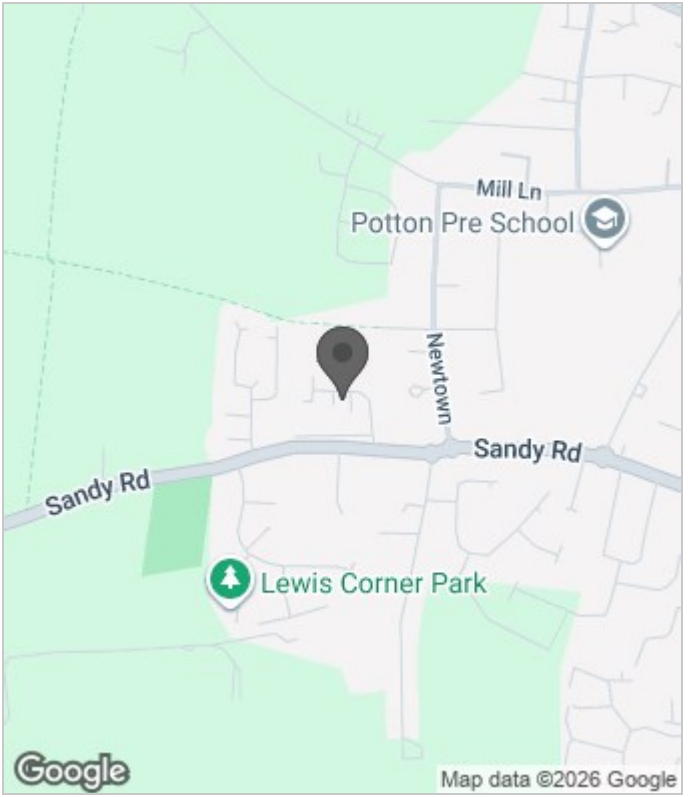


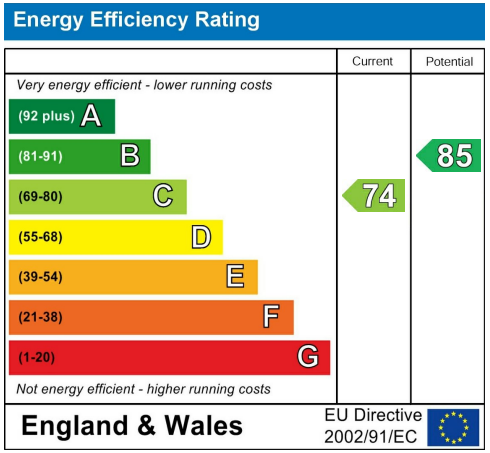
2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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