



Everton Road, Potton, SG19 2PA
£575,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this four bedroom detached cottage that combines character with a wealth of modern living. Having been extensively improved by the current owners and with the real "WOW" factor being the 28' Kitchen/breakfast room that's the real entertainment hub of this fantastic home. There is also the great benefit for those working from home, as there is a separate study and should you want a bit of peace and quiet at the end of the day, then just retreat to the lovely, lounge with newly fitted log burner.

Upstairs there are four good bedrooms with a family bathroom and en suite that have both been re-fitted. The garden is a great entertaining area with a "wrap" around plot that consists of three parts. A perfect space for those "sun worshipers" with the main area of the garden being West facing and a real plus is the New Hot Tub which is a great addition for relaxing at the end of a hard day.

As already mentioned, the property has had many improvements over the last three years including solar panels with two 9KW batteries that provides very economical electric and has had both the bathroom and the En Suite re-fitted.

Being situated just a five minute walk from the town centre there is also the added benefit of having parking for five cars, which is a wonderful bonus being this close to the town centre.

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.

The property is in wonderful condition and needs to be viewed to be fully appreciated.





Entrance

Entrance Lobby

Entrance Hall

13'4 x 7'9 (4.06m x 2.36m)

Lounge

12'9 x 12'9 (3.89m x 3.89m)

Kitchen/Breakfast/Dining room

28'3 x 11'7 (8.61m x 3.53m)

Utility Room.

9'9 x 6'4 (2.97m x 1.93m)

Study

8'6 x 4'5 (2.59m x 1.35m)

WC

Conservatory

9'8 x 8'6 (2.95m x 2.59m)

First floor

'L' Shaped Landing

Bedroom One

11'7 x 11'2 (3.53m x 3.40m)

Bedroom Two

16'9 x 8'6 (5.11m x 2.59m)

Bedroom Three

10'4 x 9'6 (3.15m x 2.90m)

En suite

Bedroom Four

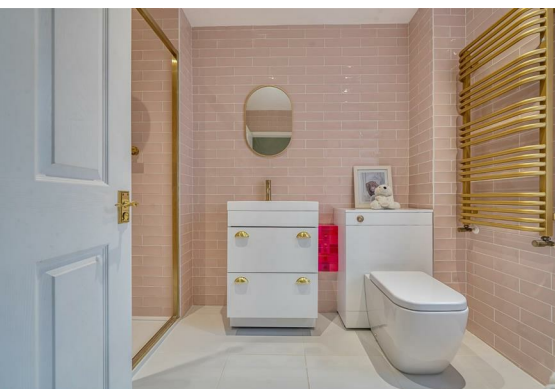
10'8 x 7'6 (3.25m x 2.29m)

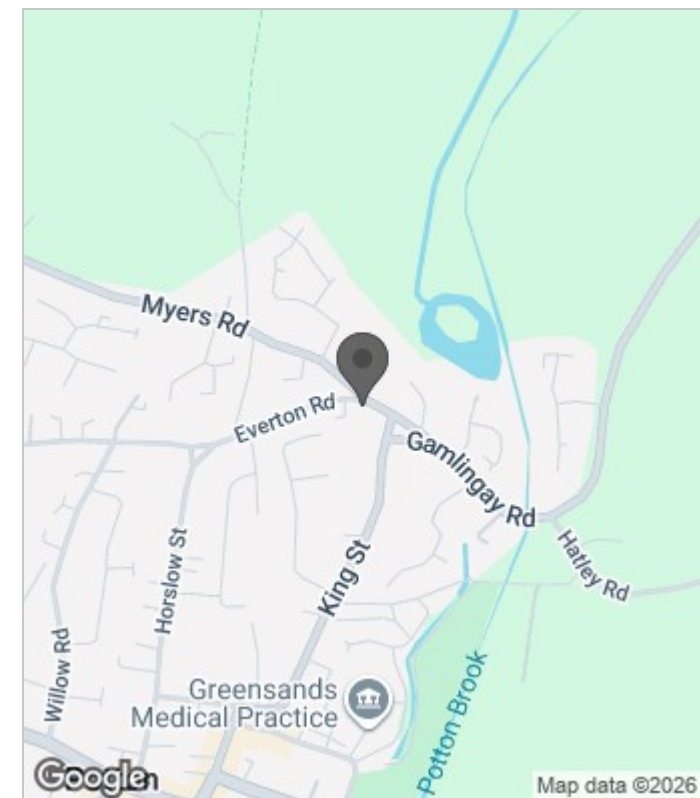
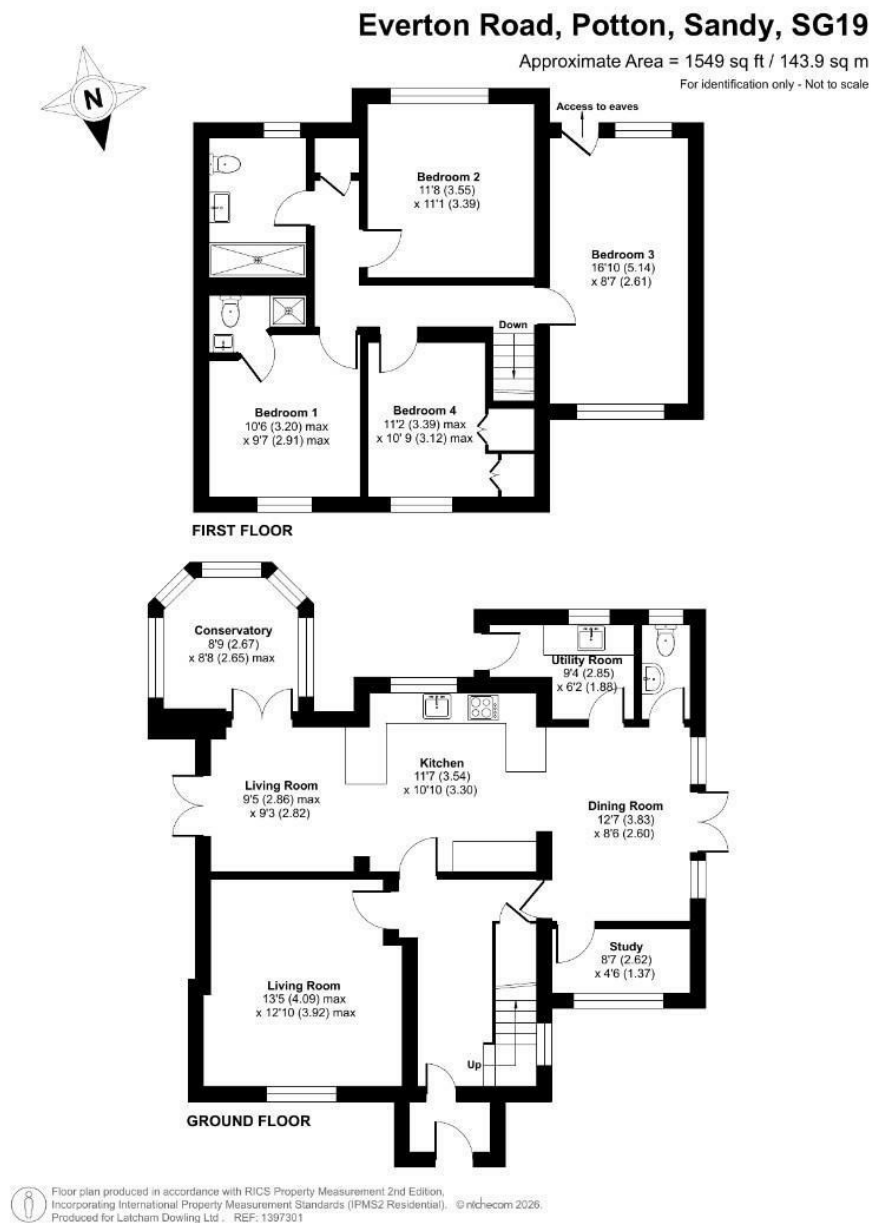
Bathroom

Outside

Rear Garden

Front Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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