





Kennedy & co.

# 5 Larkins Close

Potton

SG19 2RT

## Asking Price Of £359,995

- Extended semi detached home
- Three bedrooms
- Spacious ensuite with dressing area
- Downstairs cloakroom
- Lounge/diner
- Modern contempory kitchen
- Garage
- Ample parking







A lovely three bedroom family home located in a quiet cul-de-sac position situated within walking distance to schools and shops in the market town of Potton. The property provides a spacious en-suite with dressing area to the master, a family bathroom, downstairs cloakroom, lounge/diner, modern contempory kitchen with appliances, garage with plenty of parking and a west facing enclosed rear garden.

Potton is a thriving market town with a good mix of character and modern amenities including schooling, shops, dentistry, doctors and many social clubs. This lovely quaint town is ideal for the commuter being within easy reach of the A1(m) and Sandy or Biggleswade for the mainline train station.

## PARTICULARS

Composite door with glazed fan window and storm porch over leading to:

## ENTRANCE HALL

Wood effect flooring. Radiator. Large built in storage cupboard. Door to:

## CLOAKROOM

Double glazed obscure window to the front. Two piece suite comprising, W.C and wash hand basin with mirror and lighting. Extractor. Tiled flooring.

## LOUNGE/DINING ROOM

17' 11" x 12' 6" (5.46m x 3.81m) Double glazed window to the rear with blinds fitted. Double glazed French doors to the garden. Panelling to one wall. Radiator. Wood effect flooring. Stairs rising to the first floor.

## KITCHEN

10' x 9' 7" (3.05m x 2.92m) Double glazed window to the front with blinds fitted. Modern and contempory with base and wall mounted units. Built in electric oven with gas hob and extractor over. Integrated fridge/freezer. Stainless steel sink, drainer and mixer tap. Integrated dishwasher and washing machine. Ample work surfaces with splash guarding. Recessed lighting. Glow worm gas boiler. Tiled flooring.

## LANDING

Access to the half boarded loft the space with power and lighting. Radiator. Door to:

## BEDROOM ONE

11' 9" x 9' 2" (3.58m x 2.79m) Double glazed window to the rear. Radiator. door to:

**ENSUITE**

9' 7" x 8' 3" (2.92m x 2.51m) Four piece suite comp[rising of: Panelled bath, vanity unit housing the wash hand basin with cupboards under, W.C, Walk in shower, Fully tiled to the walls. Extractor. Double glazed obscure window to the front.

**DRESSING AREA**

8' 8" x 6' 5" (2.64m x 1.96m) Radiator.

**BEDROOM TWO**

10' 4" x 10' 3" (3.15m x 3.12m) Double glazed window to the front with fitted blinds. Radiator.

**BEDROOM THREE**

Double glazed window to the rear with fitted blinds. Radiator.

**BATHROOM**

Double glazed obscure window to the front. Three piece suite comprising: W.C. wash hand basin and panelled bath with shower over. Extractor. Fully tiled to the walls. Recessed lighting. Heated towel rail.

**EXTERNALLY**

West facing rear garden: Patio area with lawn. Fenced on all sides with gated access to the front.

Front: Paved step to the front door with shingle inset and outside tap. Ample parking.

Garage with up and over door with power and lighting.

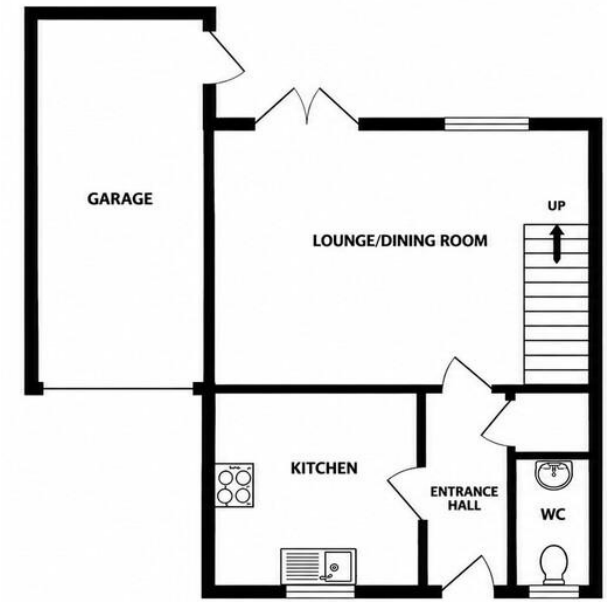
**AGENTS NOTE**

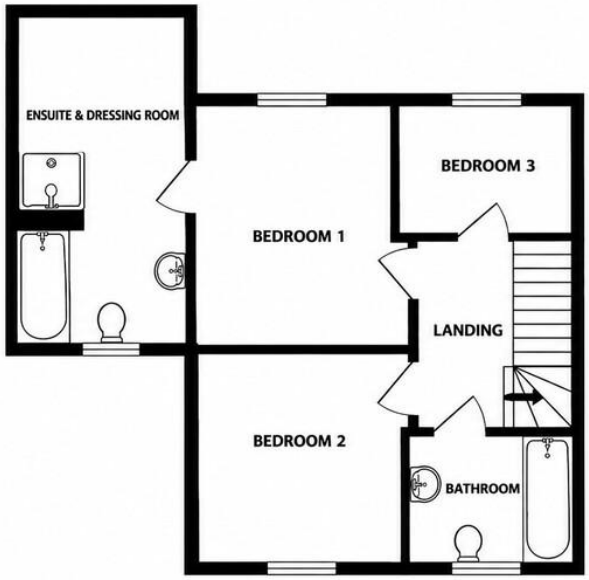
There is a management charge at £35 per month.










## COUNCIL TAX BAND

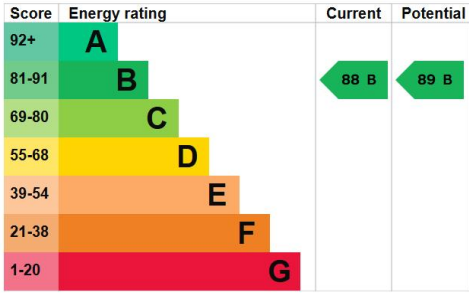
Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council




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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 are 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