The Lawns, Everton, SG19 2LB

Offers over £450,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled in the charming village of Everton, this delightful extended detached house on The Lawns offers a perfect blend of comfort and modern living. Situated at the end of a peaceful cul-de-sac, this property boasts an enviable location that is both tranquil and convenient.

The home features three spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the house is the impressive 22-foot open plan lounge and dining area, complete with a cosy log burner, perfect for those chilly evenings. The property has been thoughtfully extended to include a fabulous office/studio, ideal for remote work or creative pursuits, as well as a separate study for added versatility.

With four well-proportioned bedrooms, this residence is perfect for families or those seeking extra space. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and privacy.

Outside, the property offers off-road parking for up to two vehicles, along with a garage for additional storage. The presence of solar panels is a notable feature, contributing to reduced electric costs and promoting a more sustainable lifestyle. The rear garden is very private too.

This home is not just a property; it is a lifestyle choice in a sought-after village, combining modern amenities with the charm of rural living. If you are looking for a spacious family home with excellent facilities in a picturesque setting, this property is not to be missed.

Everton is a small village on the Bedfordshire/Cambridgeshire border northeast of the market town Sandy. Locally the village has a pub, church, a recreation ground and primary school rated outstanding by Ofsted. There is also a farm shop that is open weekends selling fresh local vegetables that are produced. Everton is well positioned for the commuter with the A1 a short drive away and Sandy train station has a regular train service to London King Cross. The market town of Potton is just a mile away.

Entrance

Entrance lobby

W.c

Lounge/Dining room
22'0 x 17'4 narrowing to 9'1 (6.71m x 5.28m narrowing to 2.77m)

Study/utility room
9'3 x 7'2 (2.82m x 2.18m)

Office/studio
17'7 x 13'9 max (5.36m x 4.19m max)

Kitchen
9'5 x 7'9 (2.87m x 2.36m)

First Floor

Landing

Bedroom One
15'3 x 8'9 (4.65m x 2.67m)

Bedroom Two
12'2 x 10'4 (3.71m x 3.15m)

Bedroom Three
14'2 x 17'11 narrowing to 7'1 (4.32m x 5.46m narrowing to 2.16m)

Bedroom Four
8'4 x 6'3 (2.54m x 1.91m)

Bathroom

Outside

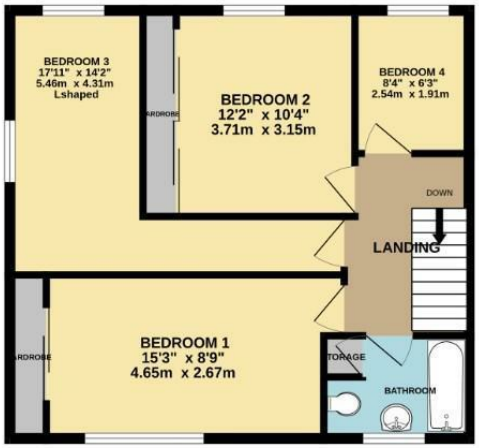
Rear Garden

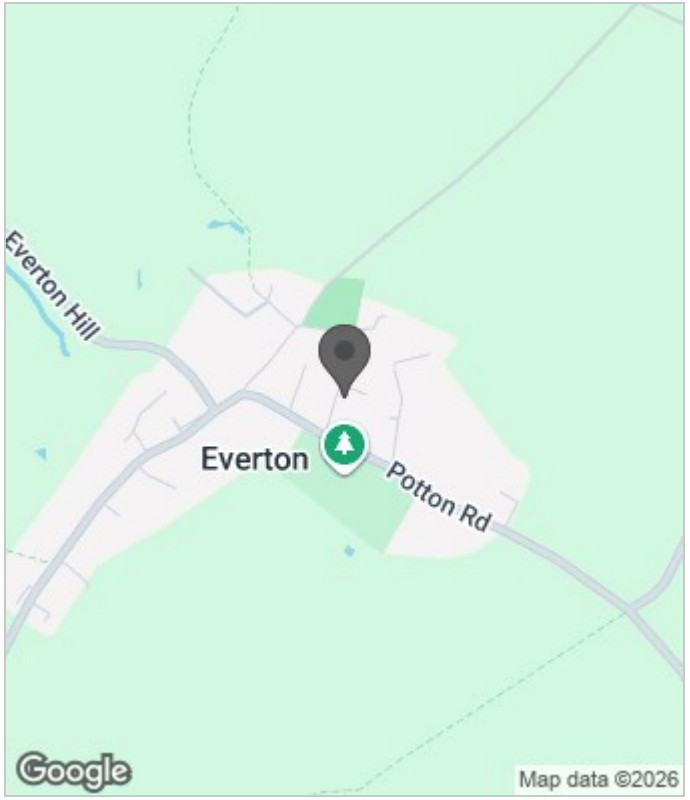
Front garden

Garage

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.





TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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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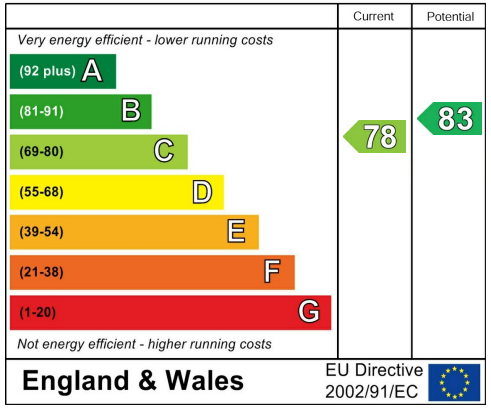
Energy Efficiency Rating



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