



Jennings Close, Potton, SG19 2SE
Offers Over £475000

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LATCHAM
DOWLING

ESTATE AGENTS

Welcome to this beautifully presented house located on Jennings Close in the vibrant market town of Potton. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking multi-generational living.

With four spacious bedrooms upstairs, as well as a conveniently located downstairs bedroom, this home provides ample space for everyone. The two well-appointed reception rooms offer versatile areas for relaxation and entertainment, ensuring that you can enjoy both quiet evenings and lively gatherings with family and friends.

The kitchen, at 23' is a great space for entertaining and has been fully re-fitted including an extensive range of appliances within the last five years, along with the garage conversion, internal doors and windows, providing a fresh and contemporary feel throughout the property. Another real bonus is the utility room and the downstairs W.c. The modern gas radiator heating ensures a warm and inviting atmosphere during the colder months.

The South East facing rear garden has been re-landscaped and is a great area for entertaining and holding those summer BBQ's. Also with three parking spaces to the front, there is space for guests cars.

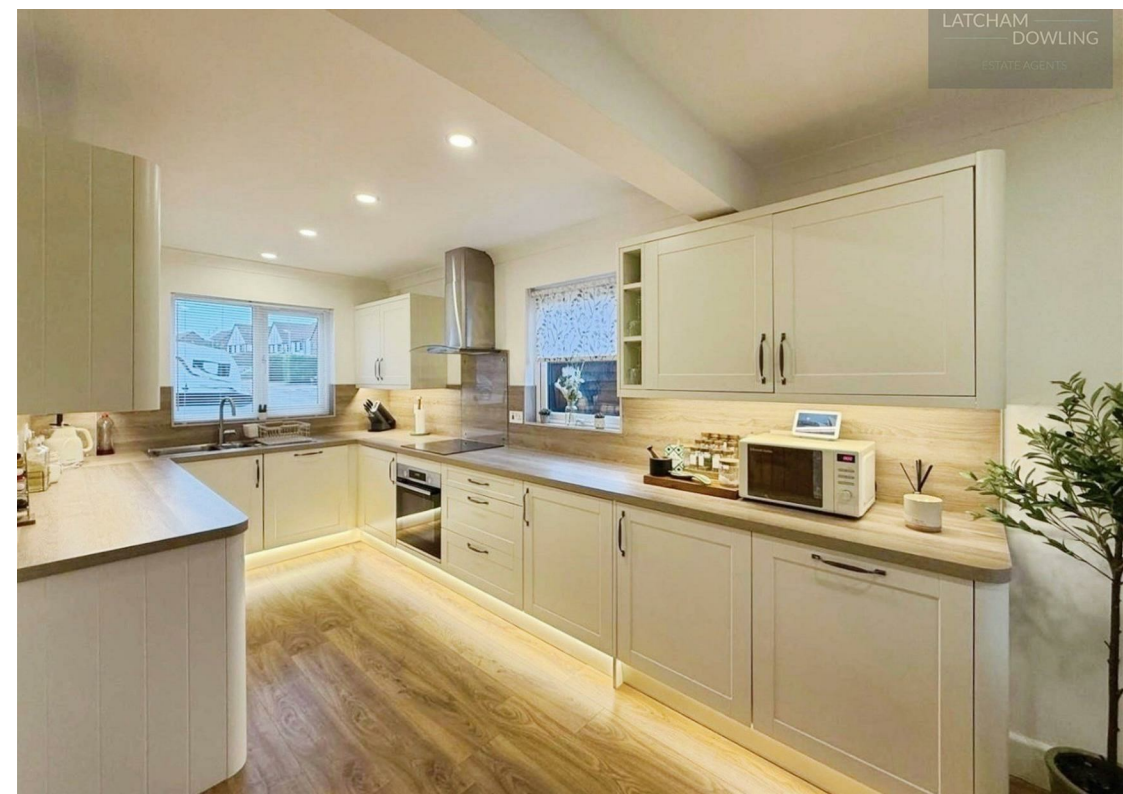
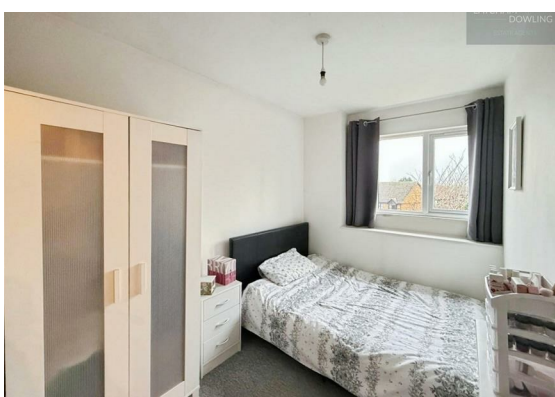
Situated in Potton, a charming market town, you will find yourself surrounded by a vibrant community with a variety of local amenities, shops, and parks. The area is known for its friendly atmosphere and offers a wonderful lifestyle for families and individuals alike. It also offers great access to both Sandy and Biggleswade mainline stations with direct access to London St Pancras/Kings Cross as well as being a 10 minute drive to the A1.

This property presents a fantastic opportunity for those looking to settle in a welcoming neighbourhood while enjoying the benefits of a well-maintained home. Do not miss the chance to make this lovely house your new home.

Entrance

Entrance Hall

W.c





Utility Room

7'9 x 4'5 (2.36m x 1.35m)

Family room/ Bedroom

11'6 x 8'3 (3.51m x 2.51m)

Lounge

16'0 x 11'6 (4.88m x 3.51m)

Kitchen/Breakfast room

23'8 x 8'9 (7.21m x 2.67m)

First Floor

Landing

Bedroom One

11'6 x 10'6 (3.51m x 3.20m)

En-Suite

Bedroom Two

11'8 x 7'9 (3.56m x 2.36m)

Bedroom Three

11'6 x 7'6 (3.51m x 2.29m)

Bedroom Four

9'5 x 8'4 (2.87m x 2.54m)

Family Bathroom

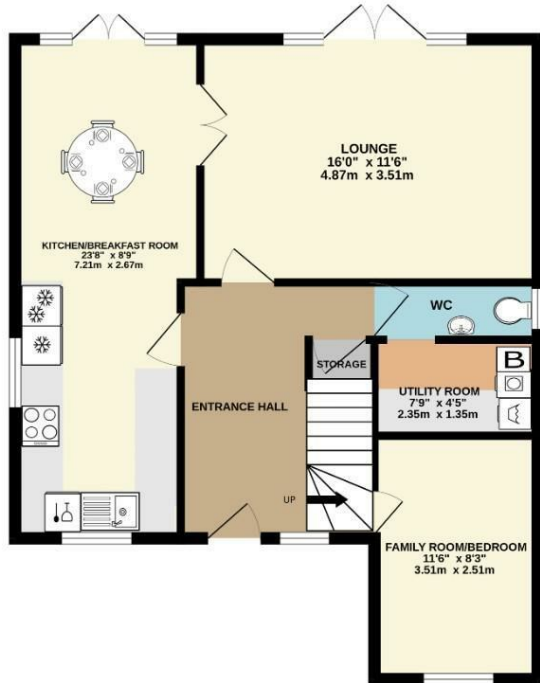
Outside

Rear Garden

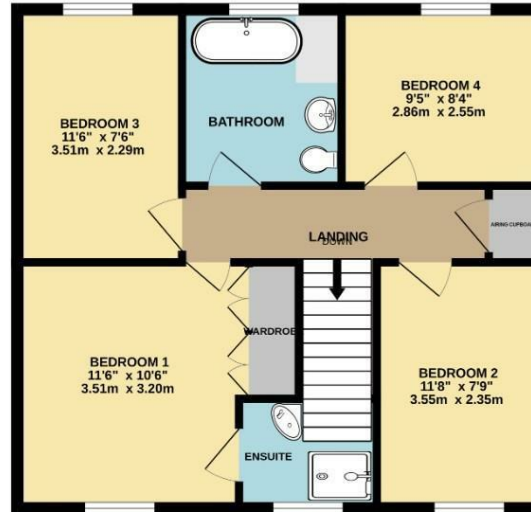
Front Garden



GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.

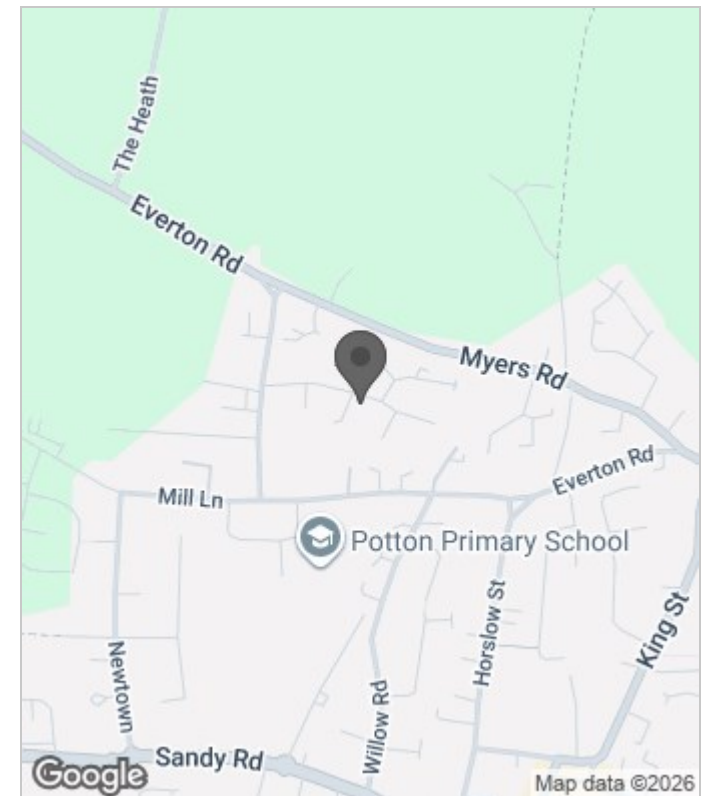


1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(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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