



Kennedy
&co.

26 Horslow Street

Potton

SG19 2NX

Asking Price Of £500,000

- Extended Period Cottage with Character Features Throughout
- Large Driveway Accessed Via Electric Gates Leading to Detached Double Garage
- Walking Distance of the Market Square & All Local Amenities
- Separate Reception Rooms
- Fitted Kitchen / Breakfast Room
- Four Bedrooms with Master En-Suite
- Family Bathroom with Freestanding Bath



Character property dating in part back to 1717 with later extensions, creating a wonderful family home with a blend of the old and new. Benefiting from three reception rooms and four bedrooms. Externally there is a well established large rear garden and driveway, accessed via electric gates, providing secure off road parking for a number of vehicles leading to a detached double garage.

The property is located within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops. Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras. Solid wooden entrance door.



SITTING ROOM

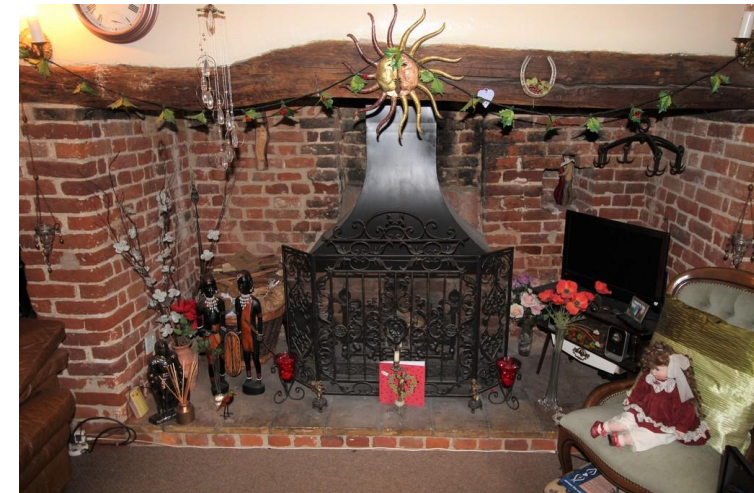
16' 10" max x 13' 1" (5.13m x 3.99m) Multi pane window to the front aspect, Inglenook fireplace with large dog grate and canopy over, feature wall and ceiling beams, wall light points, radiator, latch door to stairwell, double doors to inner hallway, further latch door through to:

STUDY/ SNUG

12' 10" x 10' 3" (3.91m x 3.12m) Multi pane window to the front with further sash window to the side aspect, exposed ceiling beams, radiator, cupboard housing gas fired boiler, latch door through to:

DINING ROOM

13' 1" x 9' 7" (3.99m x 2.92m) Twin multi pane windows to the side aspect, French doors opening to the rear garden, wood flooring, exposed wall beams, wall light points, door through to inner hallway.



INNER HALLWAY

Tiled flooring, doors off to:

CLOAKROOM

Fitted two piece suite comprising low level Wc and wall mounted wash hand basin, part glazed door opening to the rear garden.

UTILITY ROOM

7' 0" x 3' 7" (2.13m x 1.09m) Multi pane window to the side aspect, wall mounted units, plumbing for washing machine, radiator, tiled flooring.

KITCHEN / BREAKFAST ROOM

15' 0" x 9' 3" (4.57m x 2.82m) Multi pane window to the side aspect, French doors opening to the rear garden, comprehensive range of base and matching eye level units, range cooker with extractor over, single bowl sink unit, ample work surface space with tiling to all splash areas, integral fridge / freezer, recessed ceiling lighting, tiled flooring, radiator, space for table and chairs.

FIRST FLOOR LANDING

Multi pane window to the front aspect, wall light points, exposed beams, loft access, radiator, latch doors off to all rooms.

MASTER BEDROOM

12' 9" excluding door return x 9' 4" (3.89m x 2.84m) Multi pane windows to both the rear and side aspects, radiator, wall light points, latch door to:

EN-SUITE SHOWER ROOM

Multi pane window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed and fully tiled shower cubicle, heated towel rail, tiled flooring, recessed ceiling lighting, extractor fan.

BEDROOM FOUR

13' 0" x 7' 0" (3.96m x 2.13m) Multi pane window to the rear aspect, twin radiators.

FAMILY BATHROOM

Multi pane window to the rear aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, bidet and roll top freestanding bath with claw feet and telephone style shower attachment, tiling to all splash areas, tiling to floor, recessed ceiling lighting, ornate heated towel rail.

BEDROOM TWO

13' 7" x 9' 7" (4.14m x 2.92m) Multi pane window to the front aspect, radiator, exposed wall and ceiling beams, wall light points, large recessed hanging area.

BEDROOM THREE

11' 0" x 8' 3" (3.35m x 2.51m) Multi pane windows to front and side aspects, exposed wall and ceiling beams, wall light points, twin built in double wardrobes, radiator.

REAR GARDEN

Large sunken patio area set to the rear of the property with raised well stocked flower and shrub beds, steps up to main garden and driveway. The main garden is of an excellent size being laid mainly to lawn with shaped flower, shrub and tree borders, large circular seating and barbeque area set to the rear of the garden, 9'10" x 7'10" timber summerhouse.

DRIVEWAY

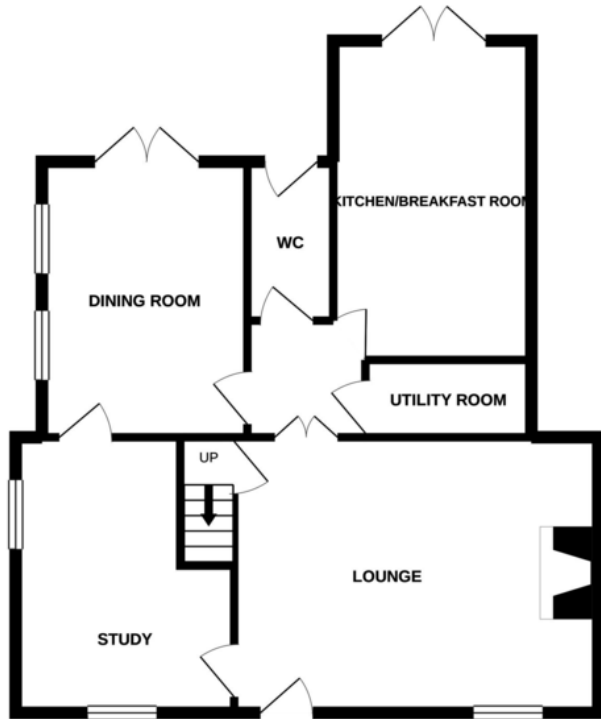
Set to the side of the property and accessed via electric gates, providing ample secure off road parking for numerous vehicles, access to:

DETACHED DOUBLE GARAGE

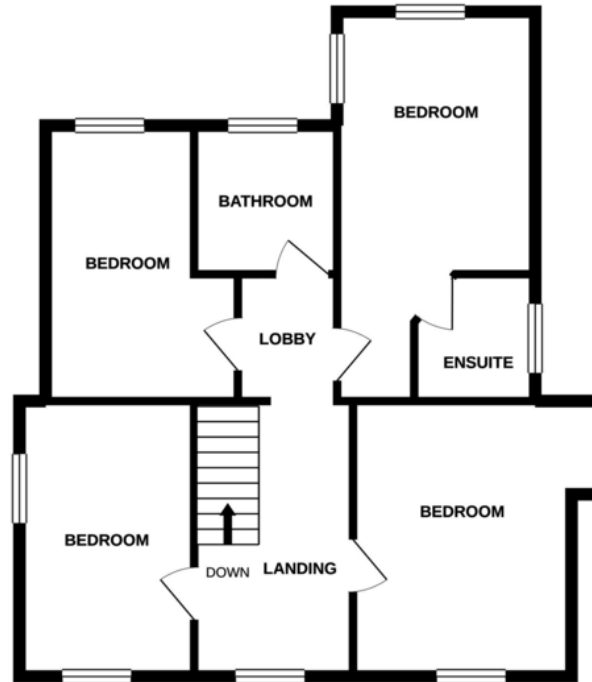
Detached double width garage, electric up and over door, power and light connected, personal door and window to the side aspect, solar panels fitted to garage roof.



GROUND FLOOR
65.9 sq.m. (709 sq.ft.) approx.



1ST FLOOR
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 131.3 sq.m. (1413 sq.ft.) 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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COUNCIL TAX BAND

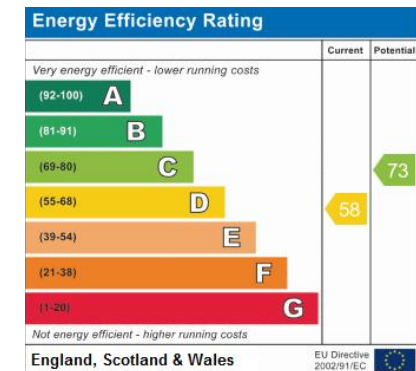
Tax band E

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 and 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