



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LU

Asking Price £390,000.

- Well Presented Family Home
- Four Bedroom Detached (currently configured as a three bedroom)
- Stunning Open Plan Kitchen / Breakfast Room
- Conservatory / Family Room
- Re-Fitted Four Piece Bathroom
- Separate Sitting Room
- Ample Secure Off Road Parking
- Enclosed Rear Garden with Raised Decked Area



Four bedroom (currently configured as a three bedroom) detached family home located within walking distance of Potton Market Square. Stunning open plan kitchen / dining room, sitting room & conservatory / family room. To the first floor are three double bedrooms with dressing room off the master (which could be converted back to create a fourth bedroom) & modern bathroom suite with bath & walk in double shower. Externally there is an enclosed rear garden, ample off road parking & detached double width garage.

The property is located in the Market Town of Potton, 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 be proximately 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.

Upvc double glazed door with window to the side opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, laminate flooring, radiator, wooden doors off to all principal rooms.

CLOAKROOM

Upvc double glazed window to the side aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, tiled flooring.

SITTING ROOM

20' 00" x 13' 3" narrowing to 9'11" (6.1m x 4.04m) Twin Upvc double glazed windows to the front aspect, twin radiators, coving to ceiling, fireplace recess, door through to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

21' 1" x 11' 5" (6.43m x 3.48m) Upvc double glazed window to the rear aspect, fitted with a comprehensive range of base and eye level units, ample worksurface space with tiling to splash areas, inset single bowl sink unit, integral dishwasher, plumbing for washing machine and space for fridge, large breakfast bar area with fitted cupboards and drawer units under, built in oven, inset ceramic hob, radiator, space for table and chairs, Upvc double glazed door opening to the side aspect, concealed gas fired combination boiler, walk through into:

CONSERVATORY / PLAYROOM

12' 7" x 9' 5" (3.84m x 2.87m) Upvc double glazed French doors opening to the rear garden, further Upvc double glazed windows to the side aspect with fitted blinds, radiator, vaulted ceiling with inset lighting.

FIRST FLOOR LANDING

Stripped flooring, loft access, storage cupboard, Upvc double glazed window to the side aspect, doors off to all rooms.

BEDROOM ONE

11' 7" x 11' 5" (3.53m x 3.48m) Upvc double glazed window to the rear aspect, radiator, stripped flooring, coving to ceiling, door to:

DRESSING ROOM

9' 2" x 6' 11" (2.79m x 2.11m) (potential to create a fourth bedroom) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

BEDROOM TWO

10' 5" x 9' 11" (3.18m x 3.02m) Upvc double glazed window to the front aspect, stripped flooring, radiator, coving to ceiling, built in double wardrobe.

BEDROOM THREE

10' 4" x 8' 9" (3.15m x 2.67m) Upvc double glazed window to the front aspect, radiator, coving to ceiling, built in double wardrobe.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc, vanity wash

hand basin, bath and walk in double shower, tiling to all splash areas, heated towel rail.

REAR GARDEN

Laid mainly to lawn with raised shrub bed, decked area set beneath wooden pergola proving an excellent outside entertaining space, tap, personal door to garage.

FRONT GARDEN

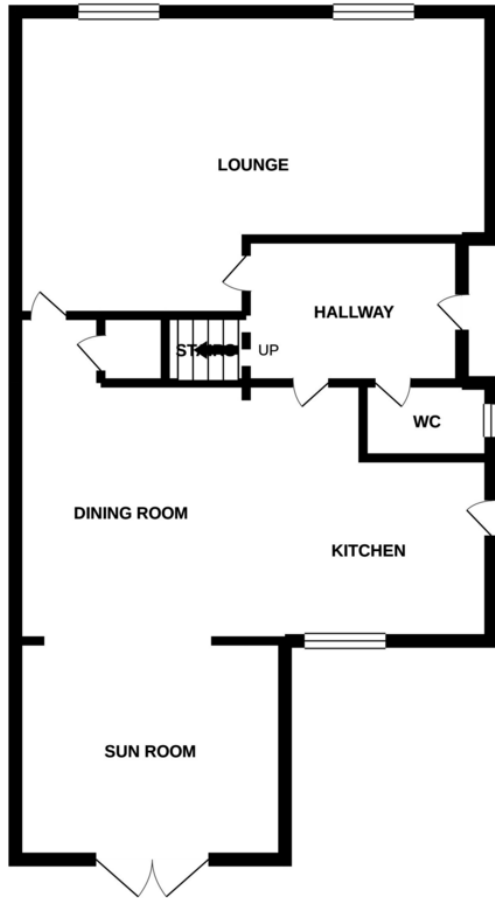
Laid mainly to lawn, gravelled off road parking area set to the side, driveway along the side of the property providing off road parking for a number of vehicles and giving access to:

DETACHED DOUBLE WIDTH GARAGE

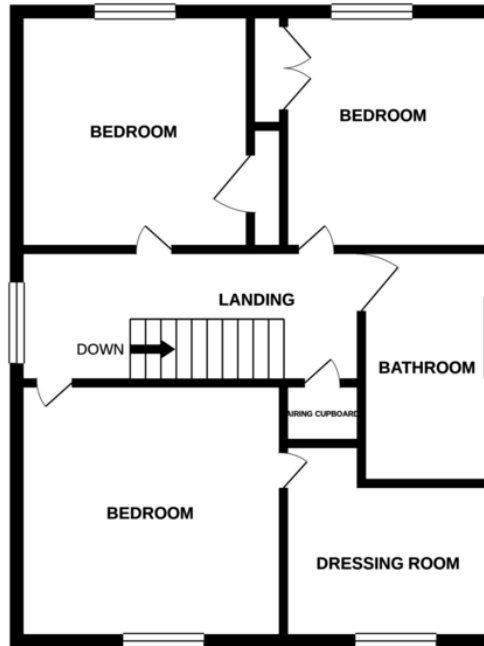
Roller door, power and light connected.



GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.



1ST FLOOR
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA : 116.3 sq.m. (1252 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer or tenant. The names of rooms 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

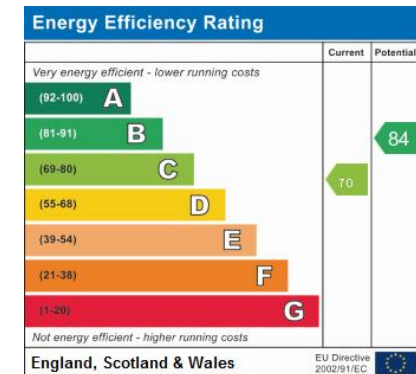
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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