



# Kennedy & co.

## Plot 12 Goodship Lane

Everton Road

SG19 2PD

Asking Price Of £374,995

- Contemporary Semi Detached Town House
- Set Over Three Floors
- Fully Fitted Kitchen
- L Shaped Lounge / Dining Room
- Two Bedrooms to the First Floor
- Master En-Suite Shower Room
- Family Bathroom
- Further Bedroom to the Second Floor



'SHOW HOME NOW OPEN' A selection of quality 2,3 & 4 bedroom family homes, built by Messrs Blakeney Homes. Available on the Government Help to Buy scheme. Call to arrange an appointment to view.

All internal photos are of plot 1, for illustrative purposes only.

'The Sherborne' is a contemporary home set over three floors. Reception hallway with stairs rising to the first floor, white panel doors off to the cloakroom, fully fitted kitchen and L shaped lounge / dining room with French doors opening to the enclosed rear garden. To the first floor is the master bedroom with en-suite shower room, further bedroom and family bathroom a secondary staircase rises to the top floor providing access to the third bedroom. Externally there is an enclosed south

facing garden and driveway providing off road parking.

'Goodship Lane' is a small private development off Everton Road in Potton. 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 be 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.

## PROPERTY SPECIFICATION

### KITCHENS

Contemporary units in Kitchens and Utility Rooms with soft-close doors and gloss grey drawers. White mirror chip worktops in Kitchen and Utility Rooms. Integrated appliances including fan oven, extractor hood, ceramic hob, dishwasher, fridge, freezer and washing machine.

### BATHROOMS & ENSUITES

Cliveden grey tiled walls with TLL vinyl Flooring. Tiled bath boxing's. Recessed chrome downlighters and shaver point. Ideal cisterns and pans, and Mira showers.

### HEATING & INSULATION

A-rated mains gas boiler. TVR valves to all radiators

except rooms which contain thermostats.  
Ladder-style chrome towel radiators to Bathrooms.  
Combi boilers or High-pressure hot water system  
supplying a pressurised hot water storage tank with  
back-up immersion heater (House size dependant).

#### FINISHES

Ample space for wardrobes in all bedrooms. Satin chrome sockets and light switches throughout.  
Painted MDF skirting boards and architraves throughout. Ceilings to be painted in white emulsion and all internal walls in white mist. Standard BT points in Lounge. Power sockets and lighting in Garage (if applicable).

#### FLOORING

CFS eternity wood to all kitchen area/family room,

study, hallway and ground floor W/C. Lounge, all bedrooms, staircases and landings carpeted in Cormar Apollo. Bathrooms and En-Suites in TLL Vinyl.

#### DOORS & WINDOWS

White smooth moulded door with dual-toned chrome lever. PVCu windows with obscured glazing to Bathrooms, Ensuites and W/C.

#### SECURITY

Smoke and heat detection system in appropriate areas, with carbon monoxide detectors installed.  
Security locks where required on windows and external doors.

#### EXTERNAL

Gardens turfed and landscaped. Marshalls urbex buff

slabs. External lighting at front and rear. Close boarded timber fencing to all boundaries.

#### GENERAL

10 year Build-Zone Building Warranty issued on final building inspection

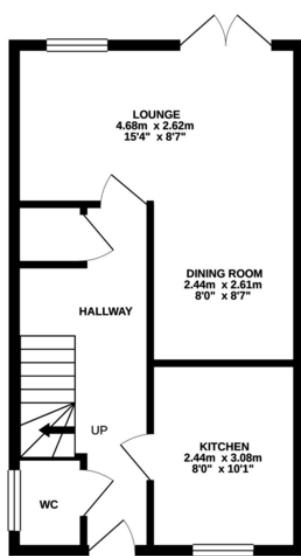
#### AGENTS NOTE

A reservation fee of £2,000 is required to secure a plot. The reservation fee will subsequently deducted from the agreed sale price upon completion. Up to 50% of the reservation fee will be retained by the developer to cover admin and legal costs incurred, should the purchaser withdraw from the transaction for any reason.

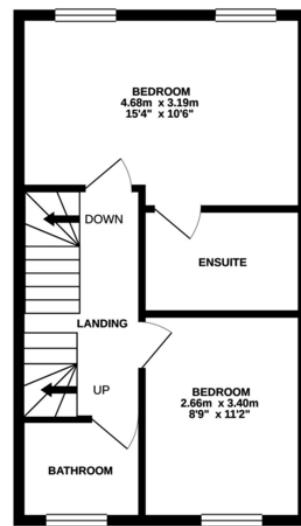
Annual maintenance charge of £284.00 per plot.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



## COUNCIL TAX BAND

Tax band

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

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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## OFFICE

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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 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