



Kennedy
&co.

2 Beech Court

Potton

SG19 2PN

Asking Price Of £389,950

- Small Private Development of Just Six Properties
- Walking Distance to all Local Amenities
- Well Proportioned Three Bedroom Semi Detached Property
- Lounge / Dining Room
- En-Suite Shower to Master Bedroom
- Well Stocked Rear Garden
- Single Garage & Parking



Located on a small private development of just six properties sits this well-proportioned three bedroom semi-detached family home, offered for sale with no forward chain & located within walking distance of Pottton Town Centre & local amenities. Benefiting from a fitted kitchen / breakfast room, lounge / dining room & conservatory. To the first floor are three bedrooms with master en-suite & family bathroom. Externally there is a well-stocked rear garden, single garage & off road parking.

Pottton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve 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.

RECEPTION HALLWAY

Dog leg staircase rising to the first floor, under stairs cupboard, radiator, doors off to all rooms.

CLOAKROOM

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

KITCHEN / BREAKFAST ROOM

12' 3" x 10' 9" max 'L Shaped' (3.73m x 3.28m) Upvc double glazed window to the front aspect, 1/2 glazed casement door opening to the side, fitted with a comprehensive range of base and matching eye level units, ample work surface space with tiling to all splash areas, inset 1 1/2 bowl sink unit, integral dishwasher & fridge / freezer, built in oven with gas hob and concealed extractor hood, larder cupboard, radiator, tiled flooring, wall mounted gas fired boiler.

LOUNGE / DINING ROOM

19' 4" x 13' 3" (5.89m x 4.04m) Upvc double glazed window to the rear aspect, French doors opening into conservatory, twin radiators, coving to ceiling.

CONSERVATORY

9' 5" x 6' 9" (2.87m x 2.06m) Of Upvc, brick and glass construction, door opening to garden.

FIRST FLOOR GALLERIED LANDING

Storage cupboard, doors off to all rooms.

BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m) Upvc double glazed window to the rear aspect, radiator, built in triple wardrobe with sliding doors, door off to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the side aspect, three piece suite comprising low level Wc, pedestal wash hand basin and enclosed shower cubicle, tiling to splash areas, radiator.

BEDROOM TWO

13' 5" x 8' 0" (4.09m x 2.44m) Upvc double glazed window to the rear aspect, radiator, built in double bedroom with sliding doors.

BEDROOM THREE

9' 4" x 6' 6" (2.84m x 1.98m) Upvc double glazed window to the front aspect, radiator.

BATHROOM

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with shower attachment, tiling to splash areas, radiator.

REAR GARDEN

Gated front access, patio leading to main garden which is well stocked with an abundance of flowers and shrubs, shaped lawn, enclosed by timber panel fencing, shed, block paved pathway leading to rear of garden, outside tap.

SINGLE GARAGE

Set to the front of the property, metal up and over door, eaves storage, additional parking to the front.





COUNCIL TAX BAND

Tax band D

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