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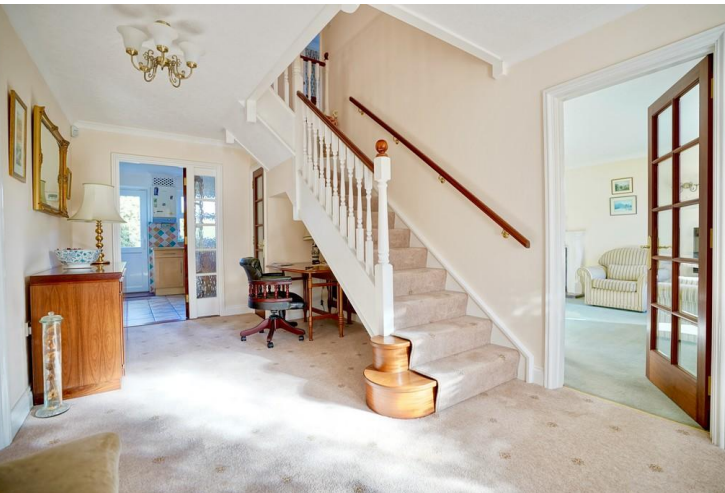
Horne Lane

Potton

SG19 2LS

Guide Price £850,000

- Premier Location
- Substantial Detached Family Home
- Walking Distance to all Local Amenities
- Four Double Bedrooms
- Master En-Suite Shower Room
- Established Plot
- Double Garage & Off Road Parking
- Comprehensively Fitted Kitchen / Breakfast Room



We are delighted to offer for sale this substantial detached family home situated in one of Potton's premier locations.

* Substantial detached family home * Established plot * Premier residential location * Walking distance to all local amenities * Four double bedrooms with master en-suite * Fitted kitchen / breakfast room * Large utility room * Separate reception rooms * Ample off road parking * Double garage * No forward chain *

RECEPTION HALLWAY

Full turn staircase rising to the first floor, large under stairs recess, cloaks cupboard, wooden multi pane doors off to all rooms.

CLOAKS / SHOWER ROOM

Window to the front aspect, three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, heated towel rail, coving to ceiling.

SITTING ROOM

Dual aspect with windows to be the front and rear aspects, twin radiators, coving to ceiling, decorative fireplace and surround housing living flame gas fire.

DINING ROOM

Window to the front aspect, radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM

Window to the rear aspect, being of an excellent size with a comprehensive range of matching base and eye level units, ample worksurface space with tiling to all splash areas, under pelmet lighting, integral oven and combination microwave, inset gas hob with stainless steel extractor over, large breakfast bar, recessed ceiling lighting, integral dishwasher and fridge / freezer, under counter fridge, tiled flooring, 'kick space' heater.

UTILITY ROOM

Window and 1/2 glazed door to the rear aspect, range of matching base and eye level units, single bowl sink unit, ample worksurface space with tiling to splash areas, wall mounted gas fired boiler, integral washing machine and tumble dryer, tiled flooring, multi pane door though to:

GALLERIED FIRST FLOOR LANDING

Large airing cupboard, loft access, doors off to all rooms.

MASTER BEDROOM

Window to the front aspect, radiator, coving to ceiling, three built in double wardrobes, door off to:

EN-SUITE

Window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, fully tiled walls, radiator, heated towel rail.

BEDROOM TWO

Window to the rear aspect, radiator, coving to ceiling, three built in double wardrobes.

BEDROOM THREE

Window to the rear aspect, radiator, twin windows to the rear aspect, two double and one single built in wardrobe.

BEDROOM FOUR

Window to the front aspect, radiator, coving to ceiling, one single and one double built in wardrobe.

FAMILY BATHROOM

Window to the rear aspect, fitted three piece suite comprising low level Wc and pedestal wash hand basin, fully tiled walk in shower cubicle, coving to ceiling, radiator, heated towel rail.

REAR GARDEN

Patio, leading to lawn, large ornamental pond, further sun trap patio area, range of mature trees and shrubs affording a great deal of privacy, enclosed by brick walling and timber panel fencing, gated side access to bin store and front garden, exterior power and lighting, personal door garage, door to potting shed.

FRONT GARDEN

Laid mainly to lawn, pathway to entrance door and side gate. Driveway to side providing off road parking for a number of vehicles, leading to:

DOUBLE WIDTH GARAGE

Electric roller door, power and lighting connected.



Horne Lane, Potton Sandy, SG19 2LS

Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft
 Double Garage = 34.9 sq m / 376 sq ft
 Store = 6 sq m / 64 sq ft
 Total = 230.3 sq m / 2479 sq ft



COUNCIL TAX BAND

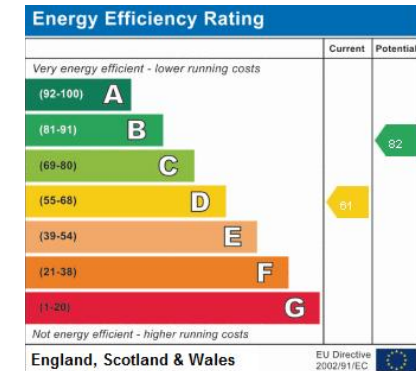
Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID933325)
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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