



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LU

Guide Price £625,000- £650,000

- Large Detached Family Home
- Potentially Six Bedrooms
- Two Bedroom Annex
- Spacious Kitchen / Dining Room
- Off Road Parking for Four Vehicles
- Walking Distance to all Local Amenities
- Large Primarily Decked Rear Garden
- Separate Annex Entrance



A substantial detached family home located within walking distance of Potton Market Square. The main property is set over three floors & benefits from four bedrooms with a separate two bedroom annex, creating six bedrooms in total if needed. The annex has a number of potential uses for a family member, an Air B&B to create additional income or to run a small business from.

The property further benefits from a spacious 23ft x 12ft kitchen / dining room with French doors opening up onto the large primarily decked rear garden, which creates a wonderful outdoor entertaining space & separate sitting room. Externally there is a blocked paved driveway providing off road parking for four vehicles.

Properties of this nature with an annex facility rarely come to the market & an internal viewing is highly recommended to fully appreciate the versatility of this property.

Potton Market Square 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.

MAIN DWELLING

RECEPTION HALLWAY

Entrance door with glazed inserts, Oak flooring, stairs rising to the first floor, step down to:

DOWNSTAIRS SHOWER ROOM

9' 5" max x 7' 10" (2.87m x 2.39m) Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and walk in fully tiled shower cubicle, tiling to floor, radiator.

FIRST FLOOR LANDING

Stairs rising to the second floor, coving to ceiling, large walk in storage cupboard with window at half landing, doors off to:

KITCHEN / DINER

23' 6" x 12' 11" (7.16m x 3.94m) Upvc double glazed window to the rear aspect, French doors opening onto decked rear garden, further part glazed door to the side aspect, fitted range of base and matching eye level units, ample worksurface space, tiling to all splash areas, inset 11/2 bowl sink unit, integral washing machine and dishwasher, range cooker (to remain), stainless steel extractor hood, tiled flooring, radiator, ample space for table and chairs, multi pane double doors opening into:

SITTING ROOM

17' 5" x 12' 3" (5.31m x 3.73m) Upvc double glazed window to the front aspect, radiator, Oak flooring, coving to ceiling.

STUDY / BEDROOM FOUR

10' 2" x 7' 10" (3.1m x 2.39m) Upvc double glazed window to the front aspect, radiator, coving to ceiling, radiator.

SECOND FLOOR LANDING

Coving to ceiling, doors off to all rooms.

BEDROOM ONE

16' 2" x 12' 4" (4.93m x 3.76m) Upvc double glazed window to the rear aspect, comprehensive range of built in bedroom furniture with built in wardrobes and bridging unit over bed.

BEDROOM TWO

13' 3" x 12' 4" (4.04m x 3.76m) Upvc double glazed window to the rear aspect, laminate flooring, radiator, loft access, built in double wardrobe.

BEDROOM THREE

12' 11" x 11' 2" (3.94m x 3.4m) Upvc double glazed window to the front aspect, laminate flooring, radiator, coving to ceiling.

FAMILY BATHROOM

Upvc double glazed window to the front aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, fully tiled shower cubicle and bath, tiling to all splash areas and floor, radiator.

REAR GARDEN

Large mainly decked rear garden which provides a fantastic outside entertaining space, enclosed by timber panel fencing, gated side access with steps down to the front of the property, exterior lighting and power sockets, shed.

ANNEX

SEPARATE ANNEX ENTRANCE

Upvc door with glazed inserts opening into:

KITCHEN / DINER

17' 0" x 12' 3" (5.18m x 3.73m) Upvc double glazed windows to both front and side aspects, Oak flooring, radiator, storage cupboard, range of fitted base and eye level kitchen units, work surface space with inset single bowl sink unit, integral washing machine and slimline dishwasher, inset double oven, gas hob with stainless steel extractor hood, fridge / freezer, walk through to inner hallway with door to main hallway and second bedroom / sitting room, coving to ceiling, further doors off to:

WET ROOM

8' 1" x 7' 5" (2.46m x 2.26m) Fitted three piece suite comprising pedestal wash hand basin, low level Wc and walk in shower, fully tiled walls, extractor fan, heated towel rail.

BEDROOM ONE

12' 3" x 8' 0" (3.73m x 2.44m) Upvc double glazed window to the side aspect, radiator, coving to ceiling, laminate flooring.

BEDROOM TWO / SITTING ROOM

11' 8" x 11' 3" (3.56m x 3.43m) Upvc double glazed window to the side aspect, radiator, coving to ceiling.

OFF ROAD PARKING

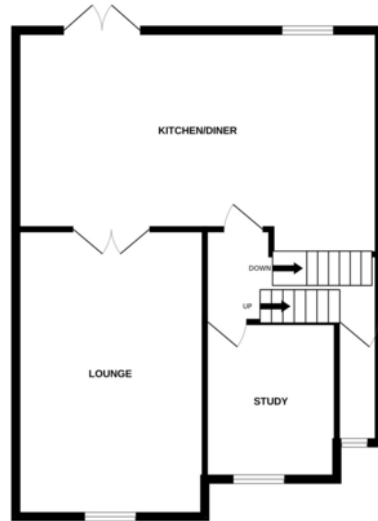
Block paved driveway providing off road parking for four vehicles.



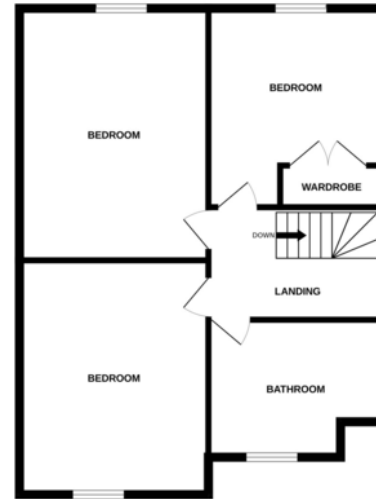
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 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 are 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