



**Kennedy**  
&co.

**Yates Meadow**

Potton

SG19 2EQ

**Asking Price Of £395,000**

- Three Bedroom Detached Property
- Open Plan Sitting / Dining Room
- Fitted Kitchen with Built in Appliances
- Master Bedroom with En-Suite Shower Room
- Enclosed Rear Garden with Large Seating Area
- Driveway Parking with Additional Visitor Spaces
- Walking Distance to all Local Amenities
- Popular Residential Development





Well-presented three bedroom detached family home \* Located just a short distance from the Market Square & shops \* Spacious reception hallway \* Cloakroom \* Open plan sitting / dining area \* Fitted kitchen with integral appliances \* En-suite shower room & family bathroom \* Externally there is an enclosed rear garden \* Driveway parking with additional visitor spaces \*

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 & London. The nearby towns of Biggleswade & Sandy also offer a wider range of High Street amenities & railway links into London Kings Cross St Pancras.

### **SPACIOUS RECEPTION HALLWAY**

Dog leg staircase rising to the first floor, large Upvc double glazed window to the front aspect, radiator, double doors to sitting / dining room, further door to:

### **CLOAKROOM**

Fitted two piece suite comprising low level Wc and pedestal wash hand basin, radiator, tiled flooring, extractor fan.

### **LOUNGE**

16' 9" x 9' 2" (5.11m x 2.79m) Upvc double glazed window to the front aspect, radiator, French doors opening to the rear garden.

### **KITCHEN / DINING ROOM**

16' 10" x 12' 8" max (5.13m x 3.86m) French doors opening to the rear garden, radiator, space for table and chairs, Upvc double glazed window to the front aspect, range of base and eye level units, ample work surface space, one and a half bowl sink unit, integral washing machine, dishwasher and fridge / freezer, built in electric oven with inset gas hob, stainless steel extractor, recessed ceiling lighting, space for table and chairs.

### **GALLERIED FIRST FLOOR LANDING**

Large storage cupboard, radiator, loft access, doors off to all rooms.

### **BEDROOM ONE**

10' 8" x 9' 10" (3.25m x 3m) Upvc double glazed window to the front aspect, twin built in double wardrobes, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, tiled flooring, radiator, extractor fan

### **BEDROOM TWO**

9' 8" x 9' 1" (2.95m x 2.77m) Upvc double glazed window to the front aspect, radiator.

### **BEDROOM THREE**

9' 10" x 6' 10" (3m x 2.08m) Upvc double glazed window to the rear aspect, radiator.

### **FAMILY BATHROOM**

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

### **ENCLOSED REAR GARDEN**

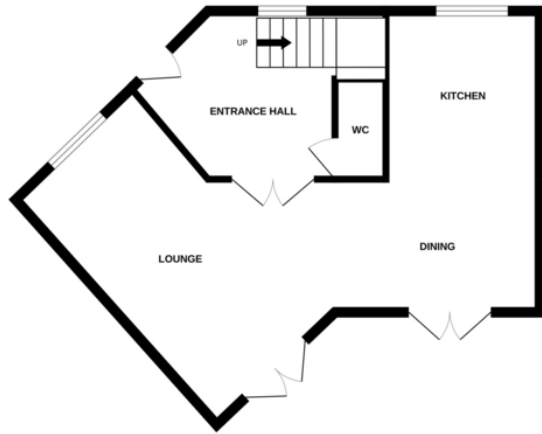
Large block paved seating area providing and excellent outdoor entertaining space, leading to lawn, gated side access, tap, outside power socket, hardstanding for shed.

### **FRONT GARDEN**

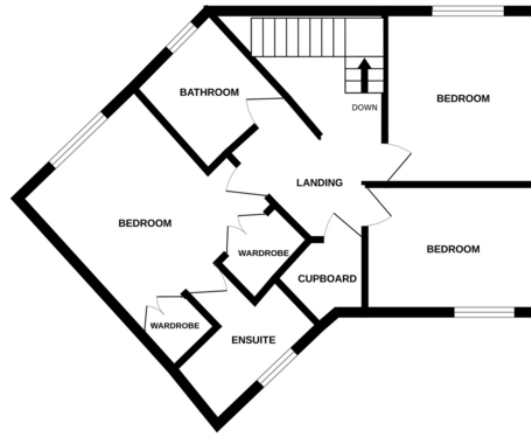
Open plan front garden with steps up to entrance, driveway to side providing off road parking for one vehicle, ample additional visitors parking spaces opposite.



GROUND FLOOR



1ST 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.  
Made with Metropix ©2023

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			

**OFFICE**  
10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729  
**E:** kennedypotton@btconnect.com

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