



**Kennedy**  
&co.

43 Ibbett Lane

Potton

SG19 2QU

Asking Price Of £475,000

- Five Bedroom Family Home
- Two En-Suites and Family Bathroom
- Separate Reception Rooms
- Fitted Kitchen / Breakfast Room
- Stunning Rear Garden
- Carport and Single Garage
- Popular Residential Development
- Walking Distance to Shops



Located on a small development within walking distance of the Market Square and shops sits this well presented five bedroom family home. Benefitting from separate reception rooms, fitted kitchen / breakfast room and two en-suite shower rooms. Externally there is a beautifully tended well stocked rear garden with twin patio areas, carport and single garage.

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.

Entrance door with glazed fanlight opening into:

#### **RECEPTION HALLWAY**

Staircase with spindle balustrades rising to the first floor, under stairs recess, radiator, coving to ceiling, white panel doors off to all rooms.

#### **SITTING ROOM**

21' 6" x 10' 6" (6.55m x 3.2m) Dual aspect room with Georgian style Upvc double glazed window to the front aspect and Upvc double glazed French doors opening to the rear garden, twin radiators, coving to ceiling, decorative fireplace housing electric fire.

#### **DINING ROOM**

9' 8" x 8' 3" (2.95m x 2.51m) Georgian style Upvc double glazed window to the front aspect, radiator, coving to ceiling.

#### **CLOAKROOM**

Georgian style Upvc double glazed window to the rear aspect, two piece suite comprising low level Wc and pedestal wash hand basin, radiator, tiling to splash areas.

#### **KITCHEN / BREAKFAST ROOM**

Upvc double glazed French doors opening to the rear garden, fitted range of base and matching eye level units, ample work surface space with tiling to all splash areas, inset one and a half bowl sink unit, integral dishwasher and washing machine, space for upright fridge / freezer, built in range style oven with five ring gas hob and stainless steel extractor over, tiled flooring, recessed ceiling lighting, coving to ceiling, cupboard housing gas fired boiler, space for table and chairs, radiator.

#### **FIRST FLOOR LANDING**

Radiator, linen cupboard, white panel doors off to all rooms.

#### **BEDROOM ONE**

11' 2" x 10' 2" (3.4m x 3.1m) Georgian style Upvc double glazed window to the front aspect, twin built in double wardrobes, radiator, coving to ceiling, white panel door to:

### EN-SUITE SHOWER ROOM

Georgian style Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, tiling to splash areas, radiator, extractor fan.

### BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m) Georgian style Upvc double glazed window to the front aspect, radiator, built in double wardrobe, loft access, white panel door to:

### EN-SUITE SHOWER ROOM

Georgian style Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, radiator, tiling to splash areas, extractor fan.

### BEDROOM THREE

10' 2" x 8' 3" (3.1m x 2.51m) Georgian style Upvc double glazed window to the front aspect, built in double wardrobe, radiator, coving to ceiling.

### BEDROOM FOUR

9' 11" x 8' 0" (3.02m x 2.44m) Georgian style Upvc double glazed window to the rear aspect, radiator, built in cupboard, loft access.

### FAMILY BATHROOM

Georgian style Upvc double glazed window to the rear aspect, fitted four piece suite comprising low level Wc, pedestal wash hand basin, bath and enclosed shower cubicle, tiling to splash areas, radiator, extractor fan.

### BEDROOM FIVE

8' 3" x 5' 5" (2.51m x 1.65m) Georgian style Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

### REAR GARDEN

Beautifully landscaped with shaped lawn with well stocked flower and shrub borders and two separate patio seating / outside dining areas, with one being set beneath a wooden pergola, secluded barbecue area to rear of garage, range of mature trees which help provide a great deal of privacy, enclosed by timber panel fencing, gated side access, further gate leading to driveway / carport at side of property.

### FRONT GARDEN

Set behind small hedge, pathway to entrance door.

### CARPORT & GARAGE

Block paved driveway set to the side of the property, leading to carport which in turn leads to the single garage.

### SINGLE GARAGE

Up and over door, power and light connected.





### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### 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 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.