



**Kennedy**  
&co.

Wingfield Drive

Potton

SG19 2GQ

Offers in Excess Of £350,000

- Extended Family Home
- Formal Dining Room
- Re-Fitted Kitchen
- Stunning Lounge / Garden Room
- Cloakroom and Utility Room
- Three Bedrooms
- Beautifully Fitted Family Bathroom
- Low Maintenance Rear Garden





Thoughtfully extended three bedroom family home offering versatile living accommodation. Benefiting from dining room, re-fitted kitchen which opens up into a stunning lounge / garden room with French doors opening to the rear garden, cloakroom and utility room. To the first floor are three bedrooms and a beautifully fitted family bathroom. Externally there is an enclosed low maintenance rear garden a multi-use timber summer house with covered seating area to the side. Driveway parking for two vehicles.

Potton Market Town 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.

#### **ENTRANCE LOBBY**

#### **DINING ROOM**

16' 2" x 11' 2" (4.93m x 3.4m) Upvc double glazed bay fronted window with fitted shutters to the front aspect, window seat with built in storage under, stairs rising to the first floor, radiator, laminate flooring, coving to ceiling, white panel door through to:

#### **RE-FITTED KITCHEN**

11' 3" x 11' 2" (3.43m x 3.4m) Fitted with a range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space, plumbing for dishwasher, integrated oven with inset gas hob and extractor over, space for upright fridge / freezer, tiled flooring, radiator, walk through to:

#### **LOUNGE / GARDEN ROOM**

16' 9" x 12' 3" (5.11m x 3.73m) Upvc double glazed windows to both side aspects, French doors opening to the rear garden, underfloor heating, tiled flooring, wall mounted electric fire, white panel door through to:

#### **UTILITY ROOM**

9' 1" x 5' 6" (2.77m x 1.68m) Storage cupboard housing gas fired boiler, work surface area, plumbing for washing machine, space for tumble dryer, door through to storage area, further door off to:

#### **CLOAKROOM**

Two piece suite comprising low level Wc and vanity wash hand basin, coving to ceiling.

#### **STORAGE ROOM**

9' 0" x 6' 4" (2.74m x 1.93m) Electric roller door, formerly part of the garage.

### FIRST FLOOR LANDING

Upvc double glazed window to the front aspect, white panel doors off to all rooms.

### BEDROOM ONE

11' 5" x 10' 4" (3.48m x 3.15m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

### BEDROOM TWO

11' 5" x 11' 5" (3.48m x 3.48m) (restricted head height)  
Upvc double glazed window to the front aspect, radiator, laminate flooring.

### BEDROOM THREE

8' 9" x 8' 5" (2.67m x 2.57m) Upvc double glazed window to the rear aspect, radiator.

### RE-FITTED FAMILY BATHROOM

Upvc double glazed window to the front aspect, beautifully fitted comprising low level Wc, vanity wash hand basin and bath with shower attachment, tiling to all splash areas, heated towel rail, recessed ceiling lighting, loft access, extractor fan.

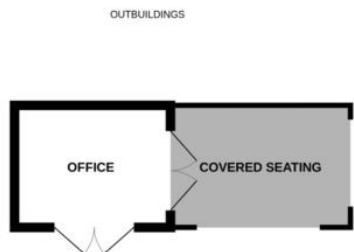
### REAR GARDEN

Low maintenance rear garden being laid partly to gravel and artificial lawn, enclosed by timber panel fencing.

### MULTI USE SUMMER HOUSE

9' 7" x 7' 9" (2.92m x 2.36m) Set to the rear of the garden, covered seating area to one side.





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

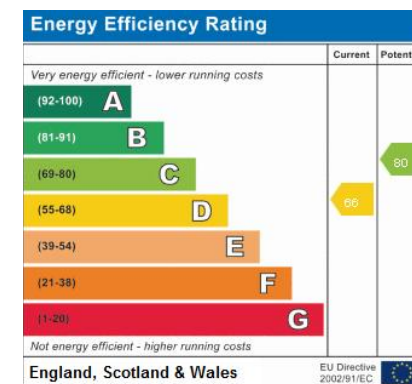
Tax band C

### 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