



Kennedy
&co.

Everton Road

Potton

SG19 2PD

Asking Price Of £450,000

- A beautiful bungalow
- Three bedrooms
- Two reception rooms
- Re-fitted kitchen
- Utility room
- New boiler
- Enclosed rear garden
- Ample parking



There are not many bungalows for sale in Potton and this is without doubt one of the best.

It has had a comprehensive refurbishment throughout providing an amazing kitchen with utility room, a super bathroom with separate shower, two reception rooms with patio doors from the dining room onto the rear garden. Throughout the bungalow there is contrasting Engineered oak flooring (apart from the bathroom which is tiled). An enclosed rear garden and parking for 4 vehicles plus additional parking large enough to home a motor home. Garage and large shed. PLEASE NOTE, THIS PROPERTY IS OFFERED WITH NO UPPER CHAIN.

Potton itself is a historic Georgian market town with many many amenities providing all that is required. It is

easily reached via the main routes and has excellent countryside walks and of course the Golf club if that is of interest.

PARTICULARS

STORM PORCH

Double glazed door with lead light glazed panel and lead light side panel. Outside light.

HALLWAY

Engineered oak flooring. Recessed spot lights. Access to the large loft space (this could be considered as additional accommodation subject to building regulations). Smoke detector. Coving to the ceiling. Radiator.

LOUNGE

16' 1" x 10' 9" (4.9m x 3.28m) Open fireplace in a tiled surround. Coving to the ceiling. Engineered oak flooring. Radiator. Wall and recessed spot lights. Through to:

DINING ROOM

16' 4" x 8' 5" (4.98m x 2.57m) Two double glazed lead light windows and double glazed lead light patio doors onto the rear garden. Radiator. Engineered oak flooring. recessed lighting and coving to the ceiling. Through to:

KITCHEN

15' 2" x 9' 10" (4.62m x 3m) Gray satin base and wall mounted units (some with glass) with moulded sink

and drainer. Contrasting tiling to splash guarding. Induction range oven with extractor over. Fitted American style fridge/freezer. Double glazed lead light window to the side. Recessed lighting. Chrome radiator. Engineered oak flooring. Coving to the ceiling. Wall mounted Worcester gas fired boiler. Door to:

UTILITY ROOM

8' 5" x 4' 7" (2.57m x 1.4m) Base and wall mounted units fitted in matching style to the kitchen. Washing machine and dryer. Engineered oak flooring. Extractor fan. Coving to the ceiling. Recessed spot lighting. Double glazed lead light window to the garden and double glazed lead light door to the side.

BEDROOM ONE

13' x 11' (3.96m x 3.35m) Fully fitted wardrobes with

display shelving. Engineered oak flooring. Radiator. Double glazed lead light windows to the front.

BEDROOM TWO

10' 2" x 6' 9" (3.1m x 2.06m) Double glazed lead light window to the front. Radiator. Engineered oak flooring.

BEDROOM THREE

10' 2" x 6' 8" (3.1m x 2.03m) Double glazed lead light window to the side. Radiator. Engineered oak flooring.

BATHROOM

Four piece suite comprising. Panelled bath. Separate large walk in shower. Vanity unit housing the wash hand basin. W.C. Radiator. Tiling to splash areas. Tiled to the floor. Recessed lighting. Double glazed frosted lead light window to the side. Coving to the

ceiling. Extractor.

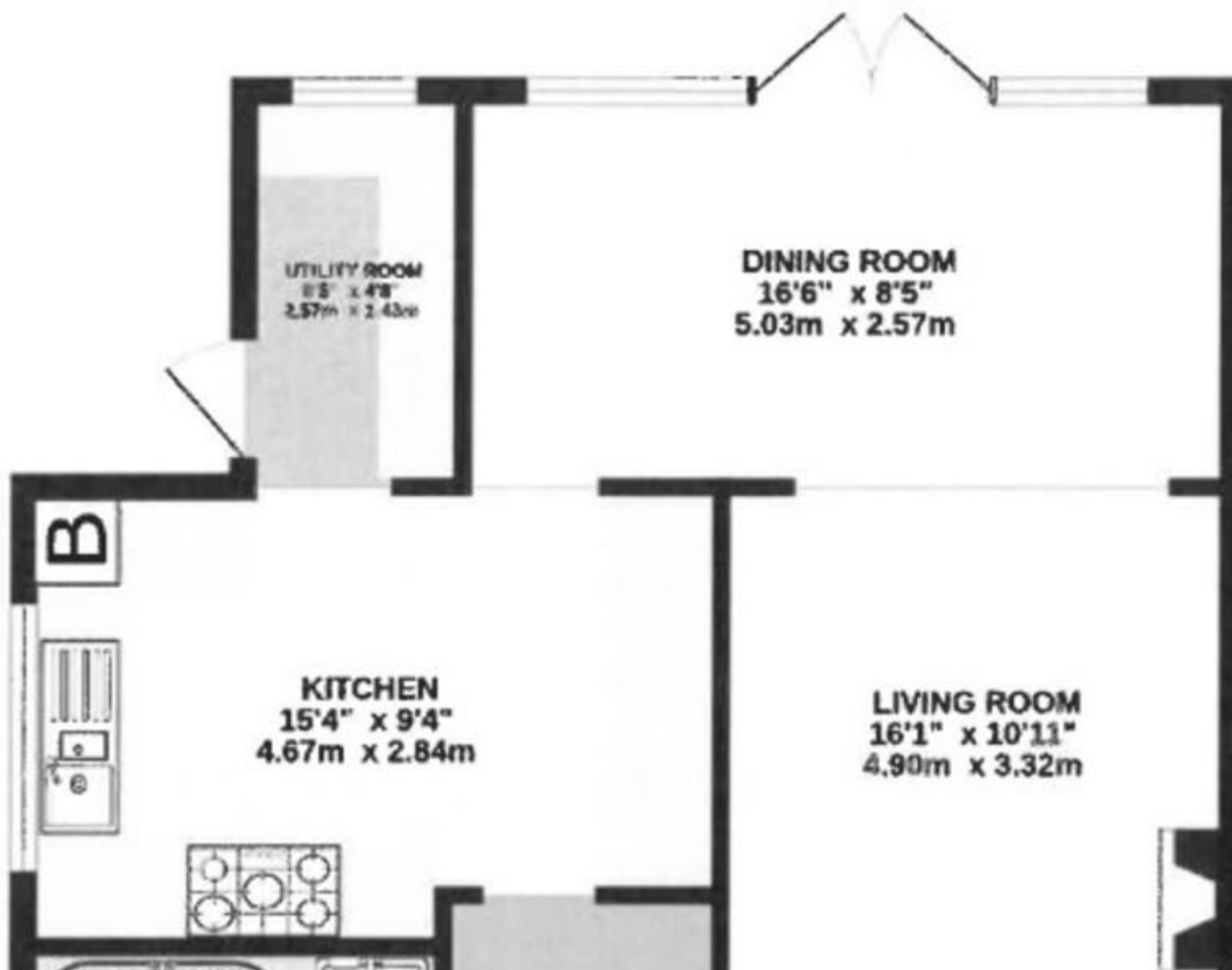
EXTERNALLY

Rear garden: South facing, mainly laid to lawn enclosed by timber fencing with patio area. Large timber shed with window. Cold water tap. Outside lighting. Pathway and gate leading to the front.

Garage: With up and over door, door and window to the side, power and light.

Front: Bloc paved driveway to the garage. Additional shingle/gravel area enclosed by small retained brick wall providing additional parking if required.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.