



Kennedy
&co.

Sun Street

Potton

SG19 2LR

Asking Price Of £250,000

Character cottage

Beautifully renovated

Two good size bedrooms

Shaker style kitchen

Inglenook fireplace

Upstairs bathroom

Exposed timbers & beams



A beautifully renovated, unique character cottage with exposed timbers and beams set within walking distance of the historic market square of Potton. With a cosy large inglenook with quarry tiled flooring and wood burning stove, a 'Shaker' style kitchen, again with beautiful quarry tiles and two good sized bedrooms, this property is certainly one not to be missed.

Potton town has many amenities, including eateries, a vets, dentist, shops and public houses. It has an array of clubs for all ages and has excellent links to the A1 and train stations.

PARTICULARS

LOUNGE/DINER

17' 6" x 12' 5 max" (5.33m x 3.78m) Double glazed sash window to the front. Large inglenook fireplace with quarry tiled hearth and a 'Villager' wood burning stove. Exposed timbers and beams throughout. Door to stairs rising to the first floor. Under stairs cupboard. Two wall mounted radiators. Wall lighting. Door to:

KITCHEN

11' 6" x 10' 7" (3.51m x 3.23m) Range of 'Shaker' style kitchen units of base and wall mounted, some with glass fronts. Belfast sink with mixer tap. Oak worktops with splash guarding tiles. Built in Bosch oven and hob with extractor over. Plumbing for washing machine and space for fridge/freezer. Quarry tiled flooring. Double glazed window to the rear. Stable door to the rear.

LANDING

Wall light. Exposed timbers. Doors to all rooms.

BEDROOM ONE

14' x 12' 9" (4.27m x 3.89m) Double glazed sash window to the front. Wall mounted radiator. Exposed timbers. Access to the loft space.

BEDROOM TWO

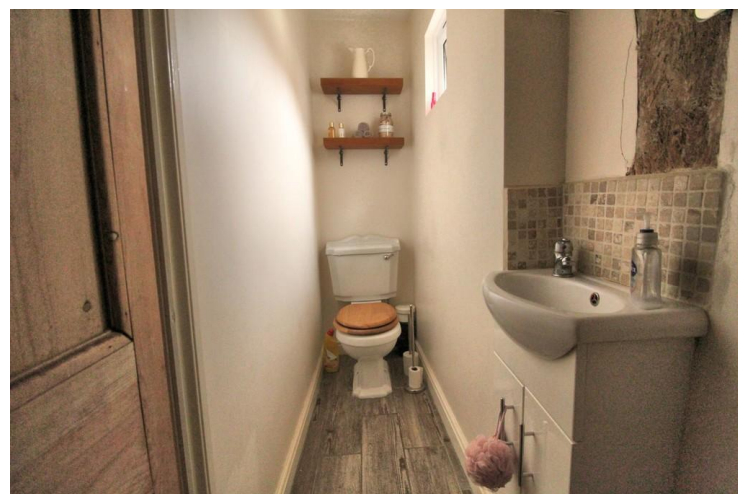
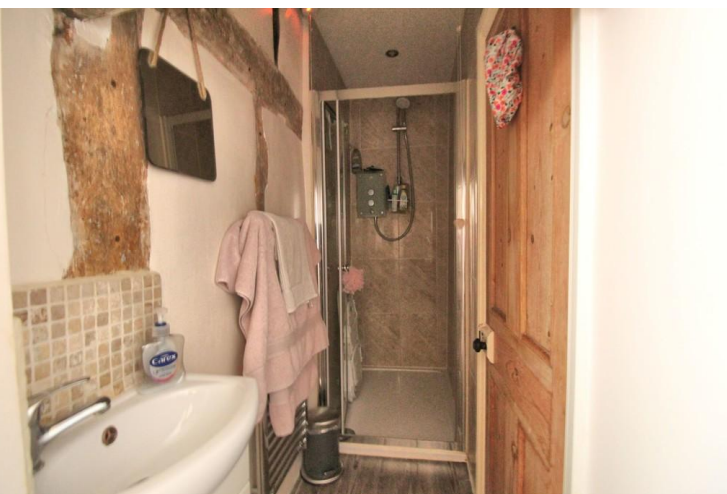
11' 9" x 8' 2" (3.58m x 2.49m) Double glazed sash window to the rear. Wall mounted radiator. Built in wardrobe.

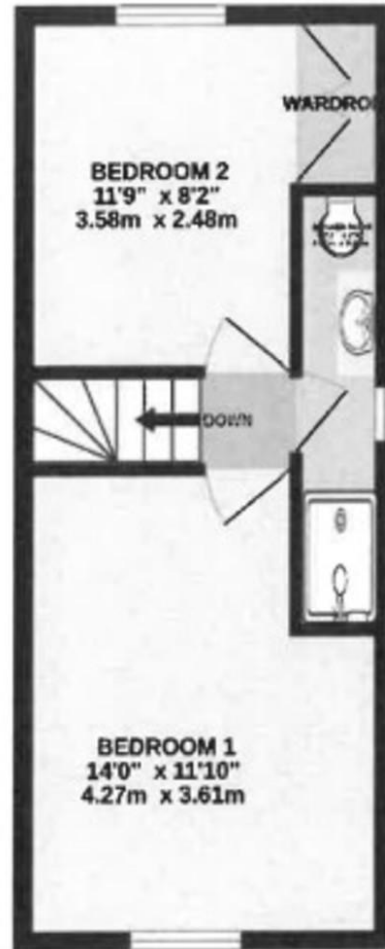
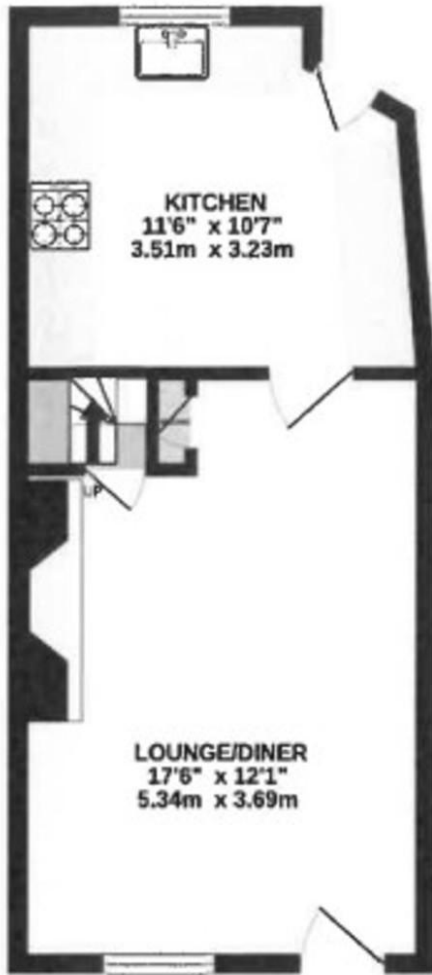
SHOWER ROOM

This room is over 13' in length with the W.C at the far end. Walk in shower cubicle. Wash hand basin. Heated towel rail. Double glazed sash window to the side. Extractor. Tiled flooring. Exposed timbers. Recess lighting.

EXTERNALLY

There is a small courtyard area with space for table and chairs. Space for wood store.





COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.