



Kennedy
&co.

Yates Meadow

Potton

SG19 2EQ

Asking Price Of £375,000

Three bedroom detached

Open plan sitting/dining room

Fitted kitchen with appliances

En-suite to master

Enclosed rear garden

Driveway parking

Close to local amenities

Popular development



CHAIN FREE

Spacious reception hallway *Cloakroom* *Fitted kitchen with integral appliances* *En-suite shower room* *Enclosed rear garden* *Driveway parking with additional visitors' spaces*

This property is located just a short distance from the Market Square & Shops.

Potton is a thriving market town situated within easy reach of the larger towns of Biggleswade and Sandy with good commuter links to Cambridge and the mainline railway links into London.

Potton is well positioned for those looking for the country life with beautiful countryside walks

PARTICULARS

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/DINER ROOM

16' 10" x 12' 8" (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.

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:

ENSUITE 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

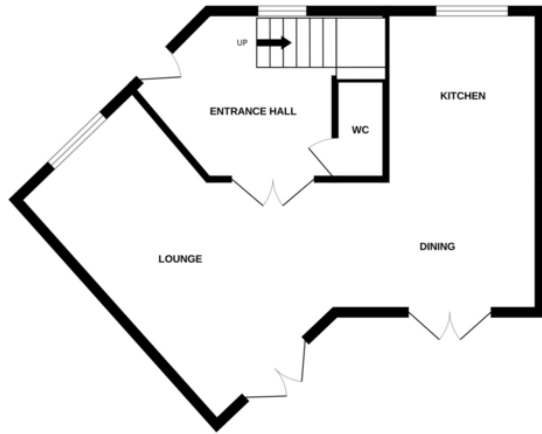
Large block paved seating area providing and excellent outdoor entertaining space, leading to lawn, gated side access, tap, outside power socket, hardstanding for shed

FRONT GARDEN

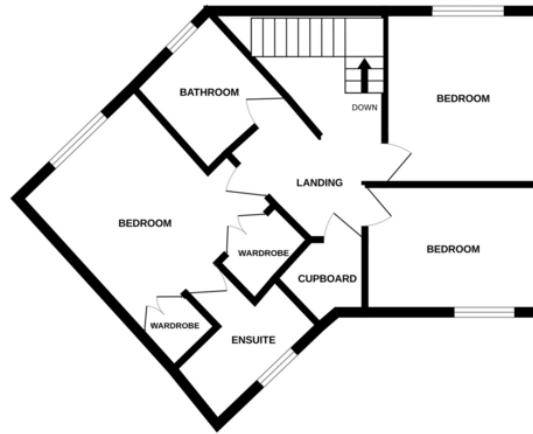
Open plan front garden with steps up to entrance, driveway to side providing off road parking for one vehicle, ample additional visitors parking spaces opposite.



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.
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COUNCIL TAX BAND

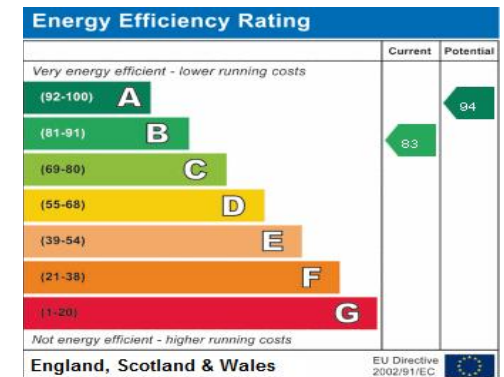
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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