



Kennedy
&co.

Kitchener Grove

Potton

SG19 2FA

Asking Price Of £520,000

Three double bedrooms
with en-suite to the master

One single bedroom

Kitchen with integral
appliances

South facing landscaped
garden

Study

Utility room

Dining room with garden
view



We are very pleased to market this four bedroom, executive detached family home located just around the corner of the market square of Potton. This home has been owned from new and has been very well maintained and improved by our clients.

An impressive hallway taking you up to three double bedrooms and a single, a four piece family bathroom and en-suite to the master. Downstairs from the hallway, takes you through to the spacious lounge with large dual aspect windows providing a light and airy room. A high gloss kitchen with fully fitted appliances leading round to a lovely dining room with doors leading onto the garden. There is also a good sized study, cloakroom and utility room completing this beautiful family home.

For anybody that doesn't know of Potton and would like to get away from the hustle and bustle of larger towns, it is a small quaint market town with many shops and establishments, schooling, many clubs and activities, lovely countryside walks and situated within easy reach of Biggleswade and Sandy for the mainline train station and of course the A1(M).

PARTICULARS

Storm porch. Composite door with frosted panel to:

LARGE HALLWAY

Amtico flooring. Stairs rising to the first floor. Under stairs storage cupboard.

CLOAKROOM

Tiled flooring. Low level W.C. Pedestal wash hand basin. Radiator. Double glazed frosted window to the side.

LOUNGE

16' 3" x 13' 9" (4.95m x 4.19m) Dual aspect room with double glazed picture window to the front and side. Two radiators. T.V point.

KITCHEN

12' 7" x 11' 3" (3.84m x 3.43m) High gloss base and wall mounted units with composite work top surfaces and tiled splash guard surround. One and half stainless steel sink and drainer. AEG oven and grill. AEG six ring hob with extractor. Built in fridge/freezer and dishwasher. Double glazed window to the garden. Tiled flooring. Recessed lighting. Radiator.

DINING ROOM

13' 3" x 11' 4" (4.04m x 3.45m) Double glazed patio doors to the rear garden with glazed panels on both

sides. Timber feature panelling to one wall. Amtico flooring . Radiator.

UTILITY ROOM

8' 4" x 5' 6" (2.54m x 1.68m) High gloss base and wall mounted units to match the kitchen. Stainless steel sink. Tiled flooring matching the kitchen. Radiator. Double glazed window to the side. Half glazed door to the garden. Walk in airing cupboard with pressurized cylinder system. Wall mounted gas boiler. Integrated washing machine and space for tumble dryer.

STUDY

7' 3" x 7' 2" (2.21m x 2.18m) Double glazed window to the front. Radiator.

LANDING

Storage cupboard. Radiator. Double glazed window to the front.

BEDROOM ONE

17' 3" x 14' 8" (5.26m x 4.47m) Fully fitted double wardrobes with hanging space. Double glazed window to the rear. Radiator. door to:

ENSUITE

Large walk in shower with rain and hand held shower. Extractor. Pedestal wash hand basin. Low level W.C. Heated towel rail. Shaver point. Frosted double glazed window to the rear. Recessed lighting.

BEDROOM THREE

13' 2" x 10' 3" (4.01m x 3.12m) Double glazed window to the front. Radiator.

BEDROOM FOUR

11' 3" x 7' 5" (3.43m x 2.26m) A good sized single bedroom currently used as a dressing room. Double glazed window to the front. Radiator.

BEDROOM TWO

11' 3" x 11' 4" (3.43m x 3.45m) Double glazed window to the rear. Radiator.

FAMILY BATHROOM

Four piece suite comprising: Shower with rain and hand held shower. Panelled bath, Low level W.C. Pedestal wash hand basin. Tiled flooring. Frosted double glazed window to the front. Extractor. Recessed lighting.

EXTERNALLY

A south facing low maintenance, landscaped walled garden paved with Indian sandstone and including water feature. Power and garden lighting. Cold water tap.

Large detached garage with personal door to the garden, up and over door to the front. Power and lighting. Driveway.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	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.