



Kennedy
& co.

Aldgate Close

Potton

SG19 2RU

Asking Price Of £345,000

- Two double bedrooms
- Re-fitted ensuite
- Two reception rooms
- Conservatory
- Re-fitted kitchen
- Lovely garden
- Garage
- Off road parking



Kennedy & Co are delighted to have for sale this large, improved two bedroom home within easy reach of the town centre. This spacious home has been recently improved with a re-fitted kitchen and a four piece ensuite, electric garage door, new double glazed windows and security door, new Hive heating system plus many more. There are two reception rooms with the added benefit of a conservatory, lovely redesigned garden, garage and off road parking to the front all located in a quiet cul-de-sac within walking distance to the market square of Potton.

PARTICULARS

Newly fitted composite security door with lead light glazed panels to:

ENTRANCE HALL

Large cupboard with obscure double glazed window to the front. Electric consumer board. (We have been advised there is space to change this into a cloakroom with W.C). Part glazed door to:

LOUNGE

15' 11" x 11' 3" (4.85m x 3.43m) Large double glazed window to the front. Radiator. Wood burning stove on slate hearth. Open stairs rising to the first floor. Under stairs recess. Glazed door to:

DINING ROOM

11' 2" x 8' 5" (3.4m x 2.57m) Sliding patio door into conservatory. Radiator.

CONSERVATORY

8' 7" x 8' 7" (2.62m x 2.62m) Upvc and glass construction. Sliding patio door to the garden.

RE-FITTED KITCHEN

10' 7" x 6' 11" (3.23m x 2.11m) Double glazed window to the rear. Range of fitted base and wall mounted units, quartz work top surfaces with splash guard surround, butler sink with drainer. Built in oven, hob and extractor. Space for washing machine. Built in wine cooler. Plate rack. Cupboard housing the gas fired boiler. Recessed lighting. Radiator. Space for dishwasher and fridge/freezer.

FIRST FLOOR LANDING

Access to the part boarded loft with ladder, light and power. Door to:

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.97m) Double glazed window to the front. Built in wardrobes. Panelled wall. Radiator. Door to:

ENSUITE

Obscure double glazed window to the front. Panelling to dado height. Four piece suite comprising: Free standing rolled edge bath, W.C. pedestal wash hand basin, enclosed shower cubicle., Radiator.

BEDROOM TWO

8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to the rear. Built in wardrobe. Radiator.

BATHROOM

Obscure double glazed window to the rear. Three piece suit comprising: Panelled bath with shower over. Pedestal wash hand basin. W.C. Extractor fan. Radiator.

EXTERNALLY

Redesigned rear garden with covered seating area. Mainly laid to lawn with patio area. Timber panelled fencing. Log store. Outside tap. Paved area with timber shed.

Front garden: Shrubbery with pathway leading to the front door.

GARAGE

Newly fitted electric powered garage door. Power and lighting. Parking to the front.



**COUNCIL TAX BAND**

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and potential buyers/tenants are advised to recheck the measurements