



Kennedy
&co.

Catherines Close

Potton

SG19 2PR

Asking Price Of £375,000

Three good sized bedrooms

Large lounge with dining area

Downstairs bathroom

Upstairs shower room

Kitchen with appliances

Gas central heating

Garage

Parking to the front



A rarely available extended three bedroom semi detached home located in a quiet cul-de-sac position close to the town centre of Potton.

The property is spacious all round offering three bedrooms (two doubles and a large single), a large lounge with dining area, kitchen with appliances, downstairs bathroom, upstairs shower room, enclosed rear garden, garage and off road parking to the front.

A viewing is highly recommended via Kennedy & Co

Covered porch with lighting, door to the covered side passageway and door to:

ENTRANCE HALL

Stairs rising to the first floor, under stairs storage cupboard with utility meters, radiator, wood effect flooring, cloak hanging space, doors to kitchen, lounge/dining area and door to:

BATHROOM

Double glazed obscure window to the front. Fitted three piece suite comprising: panelled bath with shower over, wash hand basin, W.C. Tiled to splash areas. Radiator, tiled flooring.

KITCHEN

12' 5" x 7' (3.78m x 2.13m) Double glazed window to the front, fitted kitchen with a range of base and wall mounted units, work top surfaces with stainless steel sink, drainer and mixer tap. Fitted electric oven and gas hob with extractor over. Slim-line dishwasher, space and plumbing for washing machine, space for fridge/freezer. Wood effect flooring, radiator. Door to:

COVERED PASSAGEWAY

Lighting. Doors to the front, garage and rear garden.

LOUNGE/DINING AREA

22' 14" x 7' (7.06m x 2.13m) Double glazed window to the rear. Double glazed window and sliding patio doors to the side elevation. Two radiators

LANDING

Access to the loft space. Doors to all principle rooms.

BEDROOM ONE

15' 10" x 7' (4.83m x 2.13m) Double glazed window to the rear. Radiator. Cupboard with shelving above bed space.

BEDROOM TWO

14' x 12' 9" (4.27m x 3.89m) Double glazed windows to the front and rear. Two radiators.

BEDROOM THREE

9' 4" (max) x 9' 3" (2.84m x 2.82m) Double glazed window to the front. Radiator.

SHOWER ROOM

Three-piece suite comprising: Fully tiled shower with glazed door, wash hand basin, W.C. Double glazed obscure window to the front. Radiator.

EXTERNALLY

Front: shingle and gravel area, door to the side passageway, mono bloc driveway leading to:

Garage: Up and over door, power and lighting, wall mounted boiler, personal door to the side passageway.

Rear garden: Fully enclosed with lawn and patio area to the side. Borders with shrubbery, ornate archway, timber shed, security lighting. Door to the covered side passageway leading to the front of the property





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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.