



**Kennedy**  
&co.

**Sandy Road**

Potton

SG19 2QA

**Asking Price Of £295,000**

- Charming cottage
- Original fireplaces
- Restored windows
- Original tiled flooring
- Original cooking range
- Two double bedrooms
- Study/baby room
- Upstairs bathroom





Rarely do we come across a period cottage that has retained all of its original character and charm. There are original fireplaces in all rooms and the original cooking range. The original windows have been sympathetically restored along with the internal doors, pin and tiled flooring. A new kitchen has been fitted to complement the style of this beautifully presented home.

There are two double bedrooms and a study/baby room. Also upstairs, a lovely large bathroom. Outside there is a private courtyard which leads through to an off set, good sized mature garden with a large shed and patio area.

This little gem of a house should not be missed.

### **FRONT**

The garden has a small wall with shrubs and pathway to the half glazed timber door:



### **HALL**

Stairs to the first floor

### **LOUNGE**

12' x 11' 4" (3.66m x 3.45m) Cast iron open fire with tiled and timber hearth. Recess cupboard to the side. Window to the front. Radiator. Pine flooring. Wall lights. Part glazed pine door to:

### **DINING ROOM/SITTING ROOM**

15' 3" x 11' 9" (4.65m x 3.58m) Original cast iron cooking range. Pine pantry cupboard part shelved with drawers under. Original tiled floor. Window to the garden. Radiator. Large walk in under stair cupboard. Wall lights.



### **KITCHEN**

16' 5" x 6' 6" (5m x 1.98m) Refitted in 'Shaker' style to complement the house but includes modern fittings. Base and wall mounted units with rolled edge work top surfaces. Enamelled sink and drainer. Tiled surround. Built in oven and hob with extractor. Space for fridge, washer and freezer. Large window to the side and window to the garden. Velux skylight. Cupboard housing the gas boiler. Oak door with small frosted window to the garden. Down lights. Tiled flooring.

### **LANDING**

Access to the loft space.

### **BEDROOM 1**

11' 9" x 7' 9" (3.58m x 2.36m) Cast iron fireplace. Radiator. Window to the rear.

## **BEDROOM 2**

11' 5" x 8' 3" (3.48m x 2.51m) Cast iron fireplace. Radiator. Window to the front.

## **STUDY/NURSERY ROOM**

8' 1" x 6' 6" (2.46m x 1.98m) Window to the front. Radiator. Hanging storage space.

## **BATHROOM**

Lovely cast iron panelled bath. Pedestal wash hand basin. W.C. Half tiled surround. Cast iron fireplace. Radiator. Part frosted window to the rear.

## **OUTSIDE**

Private terraced courtyard. Borders with trees and shrubs. Outside tap. Brick wood store. Garden store (old W.C). gate leading to pathway to the off set mature garden which is lawned with trees and shrubs (approx. 80ft). Patio area and large shed.







### COUNCIL TAX BAND

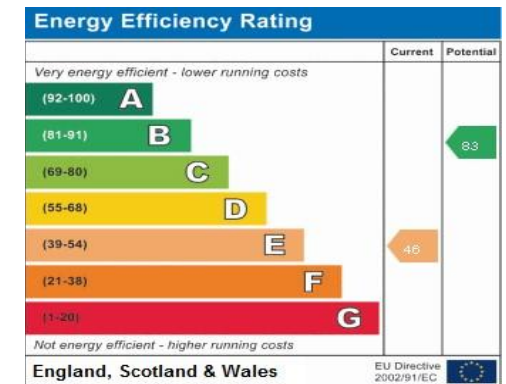
Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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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.