



Kennedy
&co.

Spencer Close

Potton

SG19 2QX

Asking Price Of £439,995

16ft study/family/bedroom

Three double bedrooms
plus a further single

Luxury Kitchen

9ft Utility room

Downstairs shower room

Family bathroom

Off road parking

Pretty rear garden



An impressive and extended semi detached home situated within close walking distance to the town centre of Potton. This fabulous home has been extended providing an additional 16ft downstairs room currently used as a bedroom as there is also a shower room on the downstairs floor. The kitchen is also impressive providing a luxury finish with granite worktops and Miele appliances.

The garden is a good size and enclosed with borders and shrubbery.

PARTICULARS

Storm canopy with composite door with glazed panel to:

ENTRANCE HALL

21' 6" x 5' 11" (6.55m x 1.8m) Two radiators. Door to under stair cupboard housing the meters. Stairs to first floor. Oak flooring. Doors to all principle rooms.

LOUNGE

13' 11" x 11' 3" (4.24m x 3.43m) UPVC double glazed window to the front. Coving to the ceiling. Space for fire with recess with side. Radiator. Wall lighting. Oak flooring.

STUDY/PLAY/FAMILY ROOM

16' x 7' 10" (4.88m x 2.39m) Currently used as bedroom one. UPVC double glazed window to the front. Radiator. Oak flooring.

SHOWER ROOM

Three piece suite comprising low flush W.C. Fully tiled quadrant shower cubicle with shower. Wash hand basin with tiled splash guard. Heated towel rail. Ceramic flooring.

KITCHEN/BREAKFAST/DINING ROOM

KITCHEN AREA

15' x 11' (4.57m x 3.35m) UPVC double glazed window to the rear. Velux windows. Luxury fitted oak kitchen with granite work tops. Stainless steel sink and mixer tap. Fitted base and wall mounted units. Full height fitted Miele fridge/freezer and Miele dishwasher with matching doors. Built in wine cooler, plinth heater and granite upstands. Miele ceramic hob with stainless steel Miele extractor hood over. Built in Miele oven with microwave above. Two glazed display units, breakfast bar and ceramic tiled flooring.

DINING AREA

20' 7" x 10' 9" (6.27m x 3.28m) Double glazed bi-folding doors to the garden. Velux windows. Two radiators. Oak flooring. Door to hall way.

LANDING

UPVC window to the front. Access to the loft. Cupboard with hanging rail and light. Doors to all rooms.

MASTER BEDROOM

12' 7" x 9' 2" (3.84m x 2.79m) UPVC double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m) UPVC window to the front. Radiator.

BEDROOM THREE

9' 9" x 7' 11" (2.97m x 2.41m) UPVC window to the rear. Radiator.

BEDROOM FOUR

8' 8" x 7' 9" (2.64m x 2.36m) UPVC double glazed window to the front. Radiator.

BATHROOM

8' 11" x 7' 9" (2.72m x 2.36m) Upvc double glazed window to the rear. Three piece suite comprising of low flush W.C. Wash hand basin inset into a vanity unit. Corner bath with mixer tap over and telephone style shower attachment. Recessed lighting. Extractor fan. shaver point. Heated towel rail radiator. Tiled to splash areas.

EXTERNALLY

REAR GARDEN

Enclosed garden with extensive patio area with brick training wall. Outside tap. Steps leading up to a decking area. Mainly laid to lawn with borders and shrubbery. Timber shed with further decking area. Gated access to the rear.

FRONT

Block paved driveway providing off road parking for at least 3 vehicles. Brick retaining wall.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 71 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.