



**Kennedy**  
&co.

## Spencer Close

Potton

SG19 2QY

Asking Price Of £415,000

- Three large bedrooms
- Re-fitted bathroom
- Kitchen with utility
- Dining room
- Sitting room
- Office room
- Store Room
- Downstairs W.C.



A rarely available, large semi detached property on a generous sized plot in Spencer Close, Potton. This family house has been extended providing a large and versatile home. There is an office and store room on the ground floor that can easily be converted to an annex for a family member. Downstairs W.C, dining room, sitting room, kitchen with utility. Upstairs provides three large bedrooms and a re-fitted impressive bathroom. Outside is a generous rear garden with two sheds. At the front of the property there is ample parking for four plus vehicles and gated access to the rear. A large and generous house and garden - a viewing is strongly recommended.

#### **PARTICULARS**

Double glazed door with glazed panel through to:

#### **ENTRANCE PORCH**

Double glazed window to the front and side. Gas fired boiler (approx. 5 years old and serviced). Door with half glazed frosted panel to the side to:

#### **HALLWAY**

Stairs rising to the first floor. Under stairs cupboard. Radiator.

#### **SITTING ROOM**

14' 1" x 11' 3" (4.29m x 3.43m) Double glazed window to the front. Radiator.

#### **KITCHEN**

11' 4" x 8' 7" (3.45m x 2.62m) Range of oak, base and walls mounted units with rolled edged work top

surfaces and tiled splash guarding . Moulded sink and drainer. Breakfast bar. Dishwasher. Indesit oven, grill and hob with extractor over. Double glazed window to the garden. Radiator. Tiled flooring.

#### **UTILITY ROOM**

5' 6" x 7' 6" (1.68m x 2.29m) Plumbing and space for washing machine and tumble dryer. Radiator. Work top surfaces. Double glazed window to the rear.

#### **INNER HALL**

Heater. Double glazed door to the side.

#### **CLOAKROOM**

Wash hand basin. W.C. Radiator. Double glazed frosted window to the rear.

### **DINING ROOM**

12' 4" x 8' 9" (3.76m x 2.67m) Large double glazed window to the rear garden. Radiator.

### **LARGE STORAGE CUPBOARD**

6' 4" x 4' 3" (1.93m x 1.3m)

### **OFFICE/DAYROOM**

12' 2" x 9' 9" (3.71m x 2.97m) Double glazed windows to the front and side. Radiator.

### **LANDING**

Double glazed window to the front. Access to the loft space. Airing cupboard housing the hot water cylinder tank.

### **BEDROOM ONE**

14' 2" x 10' 3" (4.32m x 3.12m) Fully fitted mirror

fronted wardrobes, dresser and bedside cabinets.

Double glazed windows to the front and rear. Radiator.

### **BEDROOM TWO**

11' 9" x 10' 1" (3.58m x 3.07m) Double glazed window to the front. Radiator.

### **BEDROOM THREE**

13' 3" x 9' 4" (4.04m x 2.84m) Double glazed window to the rear. Radiator.

### **BATHROOM**

Four piece bathroom suite providing: large tiled shower, Vanity unit housing the wash hand basin with cupboards and drawers under. Bath. Low level W.C. Radiator. Fully tiled to all wet areas. Double glazed frosted window to the rear.

### **EXTERNALLY**

Good sized, generous plot. Two sheds with power. Gated access to the side.

To the front of the property provides parking for four plus vehicles. Walled to the side and front.



### **COUNCIL TAX BAND**

Tax band D

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Central Bedfordshire Council

EPC to follow

### **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