



**Kennedy**  
&co.

**Sandy Road**

Potton

SG19 2QA

**Asking Price Of £275,000**

- Private garden
- Outbuildings
- Two good sized bedrooms
- Parking to the rear
- Large lounge/dining room
- Quality kitchen
- Shower room
- Chain free



A lovely two bedroom cottage with its own private garden, outbuildings and parking. The property has recently been decorated and provides a good quality kitchen and shower room. Outside there is a dry lined utility room a good size timber workshop and garden store, and a large brick workshop with parking.

Potton is a traditional small town with a variety of shops, public houses, restaurants, schooling and clubs for all ages as well as good commuter links.

### **PARTICULARS**

UPVC part glazed door with coloured inset leading into:

### **LOUNGE/DINER**

20' 1" x 10' 9" (6.12m x 3.28m) Double glazed window to the front. Radiator. Wall lighting. Original fireplace with gas point. Archway to the dining area. Stairs rising to the first floor. Radiator. Wall lighting. Timber and glazed door leading to kitchen and timber door to:

### **INNER HALLWAY**

Wall mounted gas boiler. Door to:

### **SHOWER ROOM**

Vanity unit housing the wash hand basin with cupboards under. Low level W.C. with shelving above. Shower within a fully tiled cubicle. Double glazed window to the rear. Fitted timber cupboards and drawers. Recessed lighting. Towel rail. Tiled flooring.

### **KITCHEN**

10' 8" x 5' 2" (3.25m x 1.57m) Base and wall mounted units. Indesit oven, hob and extractor. Stainless steel sink and drainer with mixer tap and splash guarding. Integral fridge. Radiator. Tiled flooring. Double glazed door to the rear. Double glazed window to the rear. Recessed lighting.

### **BEDROOM ONE**

10' 9" x 11' 6 (max)" (3.28m x 3.51m) Radiator. Double glazed window to the front.

### **BEDROOM TWO**

8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window to the rear. Radiator. Storage cupboard housing the hot water cylinder tank.



## EXTERNALLY

To the rear: there is a pedestrian access for wheelie bins etc, then through to:

The utility room. This has been dry lined with power and water connected. Space and plumbing for washing machine. Stainless steel sink, drainer and taps. Cupboards.

Timber gate leading to:

Private, fenced garden with mature shrubbery, raised borders, lawn and patio area. Leading to:

Large timber workshop and garden store - 16'8 x 6'4, Power and lighting.

Large brick workshop - 9'9 x 12'4, Power and lighting.

Gated rear access to off road parking for two vehicles.

## AGENTS NOTE

The flat roof to the kitchen and shower room has been replaced three months ago.





### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### 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.