



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LX

Asking Price Of £425,000

- Period Semi Detached
- Large Well Stocked Rear Garden
- Three Reception Rooms
- Stunning Kitchen / Breakfast / Family Room
- Three Bedrooms
- En-Suite and Family Bathroom
- Garage and Off Road Parking for up to Four Vehicles
- Feature Fireplace and Wood Burning Stove



Period semi-detached property, located within easy access to all local amenities. Siting room with wood burning stove, lounge with separate study area, stunning open plan kitchen / breakfast / family room, conservatory, three bedrooms, en-suite and family bathroom. Externally there is a large well stocked rear garden, garage and off road parking.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Storm canopy leading to entrance door.

RECEPTION HALLWAY

Stairs rising to the first floor with fitted storage cupboards under, stripped wooden flooring, radiator, part glazed door opening to sitting room, further door to:

CLOAKROOM

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, tiling to splash areas, wall mounted gas fired boiler.

SITTING ROOM

11' 3" x 11' 3" (3.43m x 3.43m) Upvc double glazed bay window to the front aspect with fitted shutters, stripped wooden flooring, feature wood burning stove, coving to ceiling, archway through to:

STUDY / LOUNGE

16' 3" max x 10' 6" (4.95m x 3.2m) Feature open fireplace with inset tiled cheeks, built in cupboards to either side with glass display units above, stripped wooden flooring, Upvc double glazed window to both side and rear aspects, radiator, part glazed door opening to:

KITCHEN

15' 1" x 10' 1" (4.6m x 3.07m) Comprehensive range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space with complementary tiling to all splash areas, integral washing machine, dishwasher and fridge freezer, built in double oven, inset ceramic hob with concealed extractor hood, wine cooler, Upvc double glazed windows to the side aspect, recessed ceiling lighting, archway through to:

BREAKFAST / FAMILY ROOM

11' 2" x 10' 4" (3.4m x 3.15m) Upvc double glazed windows to side and rear aspects, radiator, loft access, recessed ceiling lighting, Upvc double glazed French doors opening into:

CONSERVATORY

11' 2" x 6' 6" (3.4m x 1.98m) Of Upvc and glass construction, exposed brick walling, flag stone floor, Upvc double glazed French doors opening to garden and patio seating area.

SIDE LOBBY / BOOT ROOM

Located off the kitchen, tiled flooring, Upvc double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Upvc double glazed window to the side aspect, over stairs storage cupboard, stairs rising to the second floor, doors off to:

BEDROOM

14' 2" x 11' 7" (4.32m x 3.53m) Twin Upvc double glazed windows with fitted shutters to the front aspect, stripped wooden flooring, radiator, door off to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas, heated towel rail.

BEDROOM

10' 7" x 6' 9" max (3.23m x 2.06m) Upvc double glazed window to the rear aspect, built in storage cupboard, radiator.

BATHROOM

Fitted three piece suite comprising low level Wc, corner vanity wash hand basin and bath with fitted shower over, tiling to all splash areas, extractor fan, wall mounted electric heater.

SECOND FLOOR

BEDROOM

16' 3" x 10' 3" (4.95m x 3.12m) Twin Upvc double glazed windows to the rear aspect, eaves storage, built in storage cupboards, radiator.

FRONT GARDEN

Gated access with steps up to the property, mainly laid with shrubs, side access to rear garden.

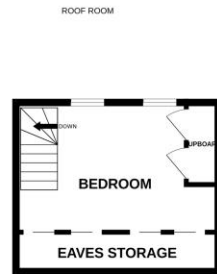
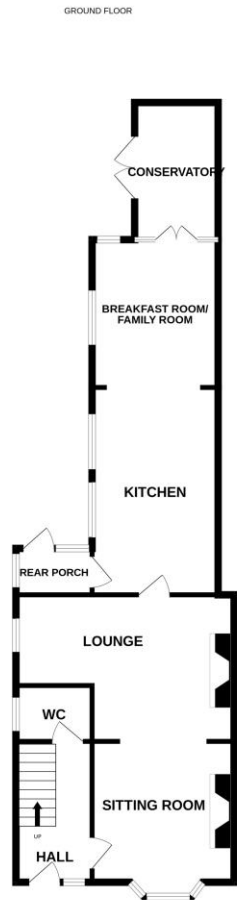
REAR GARDEN

Truly stunning rear garden being of an excellent size, with raised well stocked beds and steps up to lawn, large patio area with direct access from the conservatory, pathway leading to further garden, with large paved seating area and further lawn, gated access to:

GARAGE AND CARPORT

Set to the rear of the garden, accessed via a small side road, off road parking for up to four vehicles, single garage with roller door, power and light connected.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

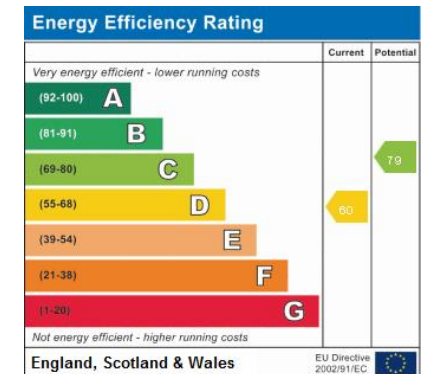
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

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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