



**Kennedy**  
&co.

**Sheepwalk Close**

Potton

SG19 2XX

**OIEO £400,000**

- Popular Residential Location
- Walking Distance of all Local Amenities
- Three Double Bedrooms
- Separate Reception Rooms
- Fitted Kitchen / Breakfast Room
- En-Suite Shower to Master Bedroom
- Enclosed Rear Garden
- Integral Single Garage
- Chain Free





Situated just a short distance from Potton market Square, sits this three double bedroom detached family home. Benefiting from separate reception rooms, fitted kitchen / breakfast room, en-suite shower to master, enclosed rear garden and integral garage with additional parking to the front. Chain Free.

Sheepwalk Close is a small development of semi and detached family homes, located within easy access to all local amenities and just a short walk to the park and 'Pegnut Woods', which is a haven for dog walkers.

Potton is a thriving Georgian Market Town and is serviced by schools, shops and facilities, ideal for the commuter with easy access to Biggleswade or Sandy with the mainline railway to London Kings Cross and to the A1(M).

Entrance door with glazed panel opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, radiator, coving to ceiling, laminate flooring, white panel doors off to:

#### **CLOAKROOM**

Upvc double glazed window to the front aspect, fitted two piece suite comprising low level Wc and wall mounted wash hand basin, radiator, tiled flooring.

#### **SITTING ROOM**

15' 6" into bay x 12' 0" (4.72m x 3.66m) Upvc double glazed box bay window to the front aspect, flame effect fire with decorative surround, coving to ceiling, radiator, laminate flooring, archway through to:

#### **DINING ROOM**

10' 10" x 8' 4" (3.3m x 2.54m) Upvc double glazed French doors opening to the rear aspect, laminate flooring, radiator, coving to ceiling, white panel door though to:

#### **KITCHEN / BREAKFAST ROOM**

15' 0" x 10' 1" (4.57m x 3.07m) Twin Upvc double glazed windows to the rear aspect, 1/2 glazed casement door opening to side passageway, fitted range of base and matching eye level units, ample worksurface space with tiling to all splash areas, inset single bowl sink unit, plumbing for washing machine and venting for tumble dryer, space for upright fridge / freezer, integral oven with inset gas hob and extractor over, tiled flooring, breakfast bar, storage cupboard, wall mounted gas fired boiler.

### FIRST FLOOR LANDING

Airing cupboard, white panel doors off to all rooms.

### BEDROOM ONE

12' 0" narrowing to 10' 3" x 9' 4" (3.66m x 2.84m)

Double glazed window to the front aspect, radiator, twin built in double wardrobes, loft access, white panel door to:

### ENSUITE SHOWER ROOM

Double glazed window to the front aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed shower cubicle, tiling to all splash areas, radiator, extractor fan.

### BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m) Upvc double glazed window to the rear aspect, radiator, laminate flooring.

### BEDROOM THREE

14' 8" max x 7' 4" (4.47m x 2.24m) Double glazed windows to front and side aspects, radiator, walk-in wardrobe.

### FAMILY BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with telephone style shower attachment, tiling to all splash areas, radiator.

### REAR GARDEN

Enclosed rear garden, being of a good size, laid predominantly to lawn, large, decked area, side storage area, gated side access to front, personal door to garage, tap, outside power.

### FRONT GARDEN

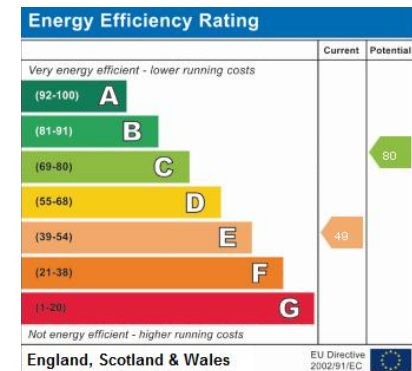
Laid to lawn, block paved driveway to side providing off road parking.

### INTEGRAL GARAGE

Up and over door, power and light connected.







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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.