

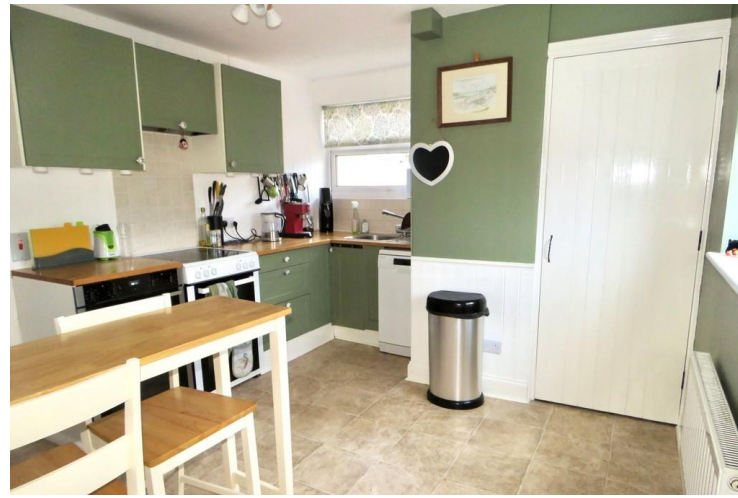
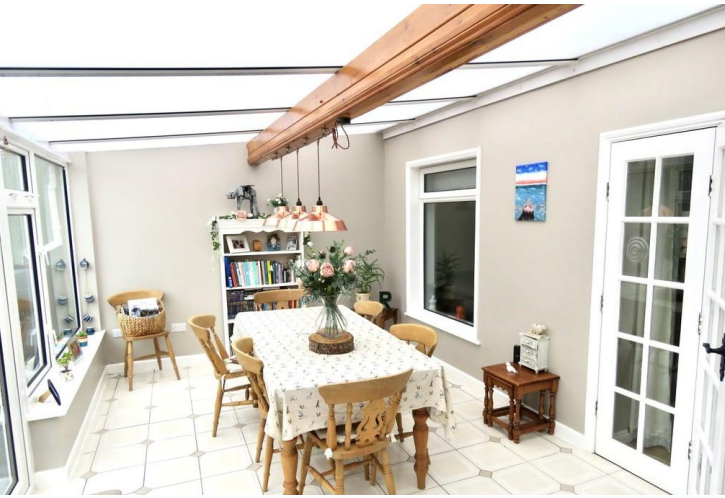
**Kennedy**  
&co.

**Downside Gardens, Potton**

SG19 2RE

**£325,000**

- Good size lounge
- Three Bedrooms
- Fitted Kitchen
- Refitted bathroom
- Downstairs W.C
- Off road parking for two
- Double glazing
- Newly fitted gas boiler



We at Kennedy & Co are delighted to offer today this well presented extended family home. The property has been well maintained to a high standard and offers extra living accommodation and downstairs W.C. The property also benefits from a large conservatory/dining room, a nicely fitted kitchen and replacement bathroom, 3 good sized bedrooms, double glazed windows and doors, newly fitted gas boiler, good sized rear garden and off road parking for two vehicles.

### **PARTICULARS**

UPVC double part glazed door to:

#### **ENTRANCE HALL/STUDY**

14' 2" x 7' 4" (4.32m x 2.24m) Double glazed window to the front. Large Under stairs cupboard with plumbing

for washing machine. Tiled floor effect lino with door into:

#### **DOWNSTAIRS CLOAKROOM**

Included in the dimensions of hallway W.C Wash hand basin. Tiled floor effect lino to match hallway.

#### **KITCHEN**

12' 8" x 10' 4" (3.86m x 3.15m) Base and wall mounted cupboards. Beech worktop surfaces. Stainless steel sink with mixer taps. Splash backs. Double glazed window to the front and double glazed window to the side. Radiator. Tiled floor effect lino to match hallway. Pantry cupboard. Space for dishwasher. Timber panelling to dado height on one wall and full panelling to others. Coving to the ceiling.

#### **INNER HALLWAY**

Stairs to the first floor. Dado rail and coving to the ceiling. half glazed door to:

#### **LOUNGE**

18' 9" x 11' 8" (5.72m x 3.56m) Timber fire surround with electric style wood burner and marble hearth. Radiator. T.V point. Coving to the ceiling. Dado rail. Laminate flooring. Double glazed window to the side and double glazed window to conservatory. Large Georgian style glazed doors to:

#### **CONSERVATORY**

18' 5" x 10' 9" (5.61m x 3.28m) Double glazed doors to the rear garden and two double glazed windows to the garden. Radiator. Tiled flooring.



## LANDING

Storage cupboard. Dado rail. Loft hatch to insulated loft.

Door to:

## BEDROOM 1

11' 3" x 11' 9" (3.43m x 3.58m) Double glazed window to the rear with the top panel being Lead light. Fitted wardrobes. Radiator

## BEDROOM 2

10' 2" x 8' 8" (3.1m x 2.64m) Double glazed window to the front with the top panel being Lead light. Radiator.

## BEDROOM 3

8' 9" x 7' 2" (2.67m x 2.18m) Double glazed window to the rear with the top panel being Lead light. Radiator.

## BATHROOM

Refitted bathroom providing: Bath with shower over, shower screen and hand held rain forest shower head. Vanity unit with wash hand basin. W.C. Chrome heated towel rail. Tiled flooring. Tiled to the walls. Frosted double glazed window to the front with Lead light panel above.

## FRONT

Mono block Drive for parking for 2 vehicles. Bin storage area. Brick cupboard housing the boiler, electric and gas meters. Outside tap.

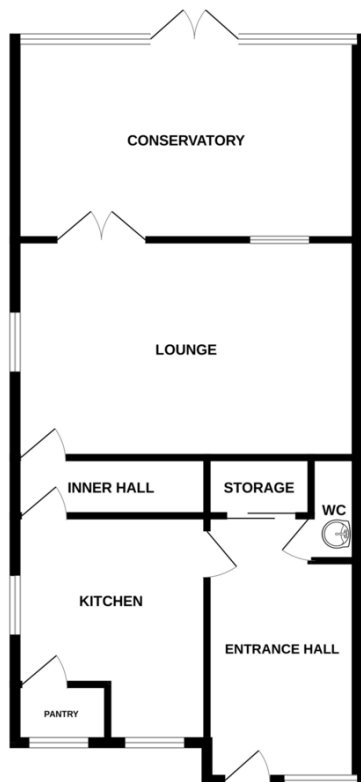
## REAR GARDEN

Fenced and walled good size low maintenance with summer house, patio and shrubs. Gated access to the

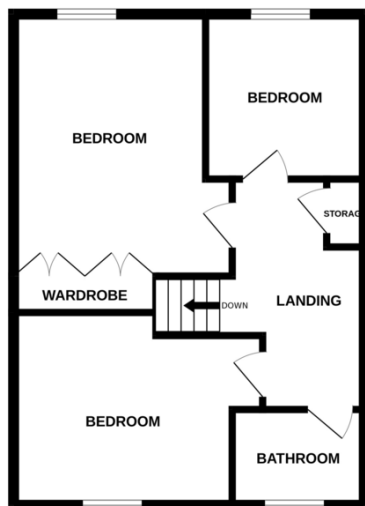
side.



GROUND FLOOR



1ST FLOOR



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. The 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**

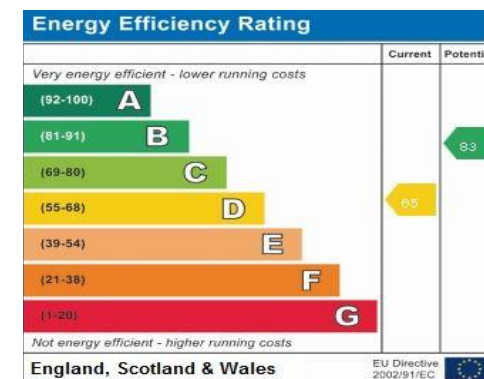
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**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