



Kennedy
&co.

Sutton Mill Road

Potton

SG19 2QB

£269,950

- Two Bedrooms
- Large dining/lounge
- Up stairs shower room
- Newly fitted kitchen
- Double glazing
- Gas radiator heating
- downstairs shower room
- 100ft garden



A very pleasant two bedroom mid terrace cottage. The property has been extended in 2017 to provide a large bedroom and upstairs shower room.

Works have been carried out over recent years to include a new roof, double glazing, radiator central heating, plaster boarded loft and a newly fitted kitchen. The garden being 100ft in length is a beautiful space with summer house, lawn, shrubbery and trees. There is a private courtyard area and off road parking for two plus vehicles.

PARTICULARS

Gravel to the front with pathway leading to:

Timber door with glazed inset panel to:

LOUNGE

11' x 10' 5" (3.35m x 3.18m) Electric style wood burning stove with tiled hearth. Arched recesses. Radiator. Double glazed window to the front. Coving to the ceiling. BT point. through to:

DINING AREA

11' 7" x 11' 13" (3.53m x 3.68m) Radiator. Stairs rising to the first floor. Under stair cupboard. Coving to the ceiling.

KITCHEN

11' 6" x 5' (3.51m x 1.52m) Extending to 9'5". Stainless steel sink and drainer. Base and wall mounted units. Work tops. Built in Lamona oven and microwave. Lamona hob and extractor hood. Space for fridge and washing machine. Two double glazed windows to the rear. Double glazed door to the rear. The fridge and washing machine can remain if required.

DOWNSTAIRS SHOWER ROOM

Large shower within a cubicle. Fully tiled to the walls and floor. W.C. Wash hand basin. Extractor.

LANDING

Storage cupboard. Access to the fully lined loft with Velox, power and light space via a ladder.

BEDROOM 1

15' 4" x 10' 1" (4.67m x 3.07m) Dressing area with storage and hanging space. Double glazed window to the rear. Radiator.

BEDROOM 2

10' 1" x 7' 8" (3.07m x 2.34m) Double glazed window to the front. Radiator. Airing cupboard with shelving housing the boiler.

SHOWER ROOM

Large fully tiled walk in shower. Vanity unit housing the wash hand basin. W.C. Extractor. Heated towel rail.

Tiled flooring.

OUTSIDE

To the rear there is a private courtyard garden leading to off road parking for two vehicles. From the courtyard there is pedestrian and vehicle right of way to a 100ft mature garden with a summer house, raised borders, lawned areas and mature trees.



COUNCIL TAX BAND

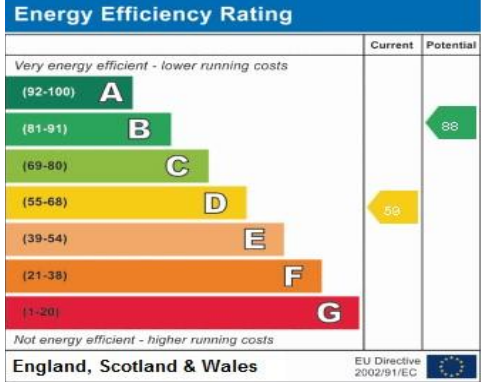
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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