



Ingle Crescent, Potton, SG19 2FY  
£330,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this Stunning two bedroomed semi detached home built By Dandara Homes some five years ago.

The property, as well as being in show home condition has many extras such as Amtico flooring, media wall, wood panelling with mood lighting and the rear West facing rear garden has been fully re-landscaped with porcelain tiles/lawn combination and is a good size and given the direction it is facing, a real suntrap.

Downstairs there is a useful cloakroom. The kitchen/lounge/diner is a wonderful open plan living area with the kitchen area having stylish shaker style units and a host of integrated appliances. The lounge/diner has a media wall as well as feature panelling with mood lighting and French doors that give direct access to the beautiful rear garden.

Upstairs there are two good double bedrooms and the main bathroom.

A real bonus is the private block paved driveway with parking for two cars and a gated access to the rear garden.

Situated on the Western edge of the town, the property offers great walks almost straight out of the door down to Deepdale, the RSPB and beyond.

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

This really is a beautiful home that enables you to move straight in and a viewing is highly recommended.





**Entrance**

**Entrance Hall**

**W.c**

**Kitchen**

11'7 x 9'7 narrowing to 6'5 (3.53m x 2.92m narrowing to 1.96m)

**Lounge/Diner**

15'6 x 13'8 (4.72m x 4.17m)

**First Floor**

**Landing**

**Bedroom One**

13'6 max x 9'7 (4.11m max x 2.92m)

**Bedroom Two**

13'6 x 9'7 max (4.11m x 2.92m max)

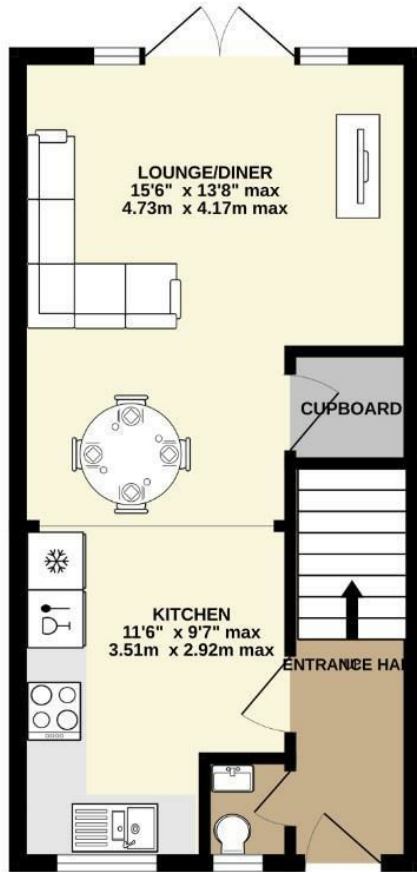
**Bathroom**

**Outside**

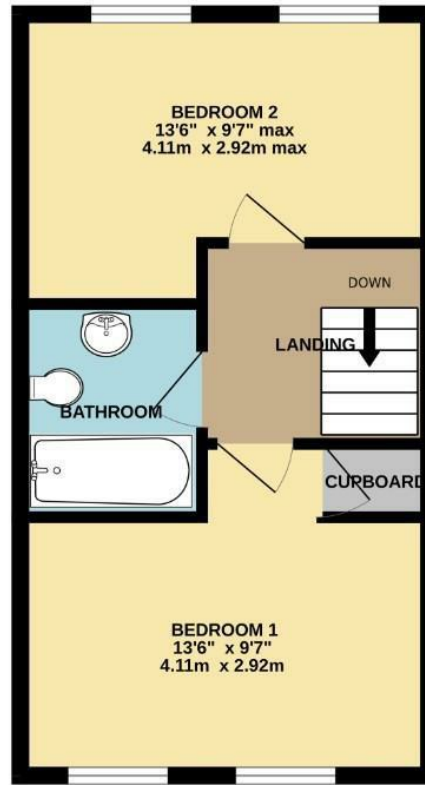
**Front Garden**

**Rear garden**

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

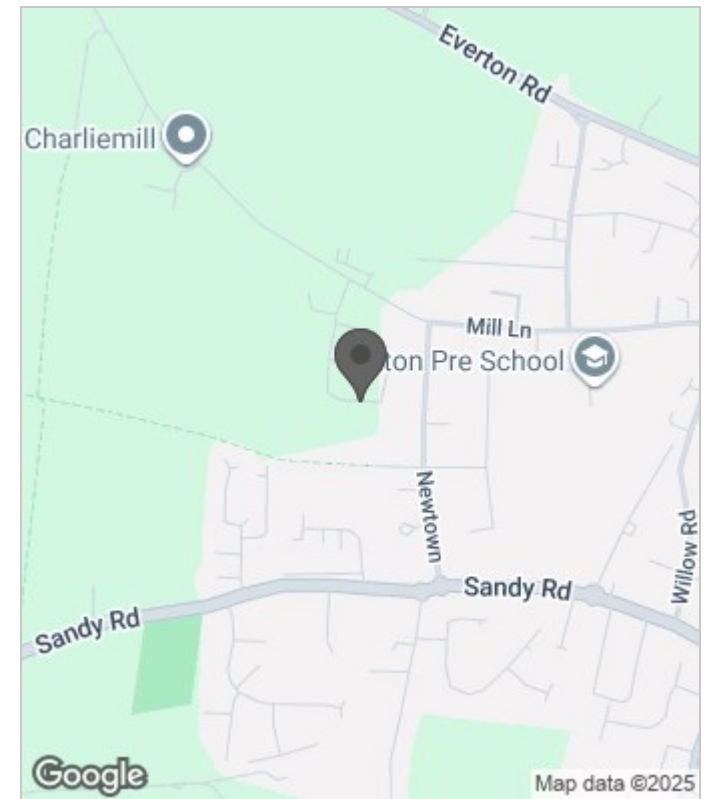


1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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