



Everton Road, Potton, SG19 2PD  
£550,000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Nestled on Everton Road in the charming town of Potton, this delightful detached bungalow with great kerb appeal offers a wonderful opportunity for those seeking a spacious and versatile home. Set on a generous 0.2-acre plot, the property boasts a well-proportioned layout, featuring three comfortable bedrooms and a welcoming reception room, perfect for family gatherings or entertaining guests.

The bungalow, while requiring some modernisation, presents an excellent chance for buyers to personalise the space and truly make it their own. The large west-facing garden is a standout feature, providing ample outdoor space for relaxation, gardening, or children's play. With the sun setting in the west, you can enjoy beautiful evening light in this expansive garden.

For those with multiple vehicles or looking for additional storage, the property includes a double garage and parking for up to eight cars, ensuring convenience for both residents and visitors alike.

This bungalow is not just a home; it is a canvas awaiting your creative touch. With its great potential and prime location, it is an ideal choice for families, retirees, or anyone looking to enjoy the tranquillity of Potton while being close to local amenities. Don't miss the chance to view this property and envision the possibilities it holds.

Potton itself is a thriving market town with many amenities, school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings Cross.

The property is a great location and Mill lane park can be accessed direct from the Goodship lane Cul-de-sac with wonderful walks in Deepdale beyond and the RSPB.

Being on the Western edge of the Town, Sandy mainline station can be driven to in just five minutes door to door.

Chain free and viewing strictly by appointment.

**Entrance**

**Entrance Hall**



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**Lounge**  
15'9 into bay x 13'0 (4.80m into bay x 3.96m)

**Bedroom One**  
13'9 into bay x 13'0 (4.19m into bay x 3.96m)

**Bedroom Two**  
12'8 x 10'9 (3.86m x 3.28m)

**Bedroom Three**  
12'9 x 12'0 (3.89m x 3.66m)

**Kitchen**  
13'0 x 10'0 max narrowing to 8'10 (3.96m x 3.05m max narrowing to 2.69m)

**Bathroom**  
13'0 x 7'6 narrowing to 5'9 (3.96m x 2.29m narrowing to 1.75m)

**Outside**

**Front Garden**

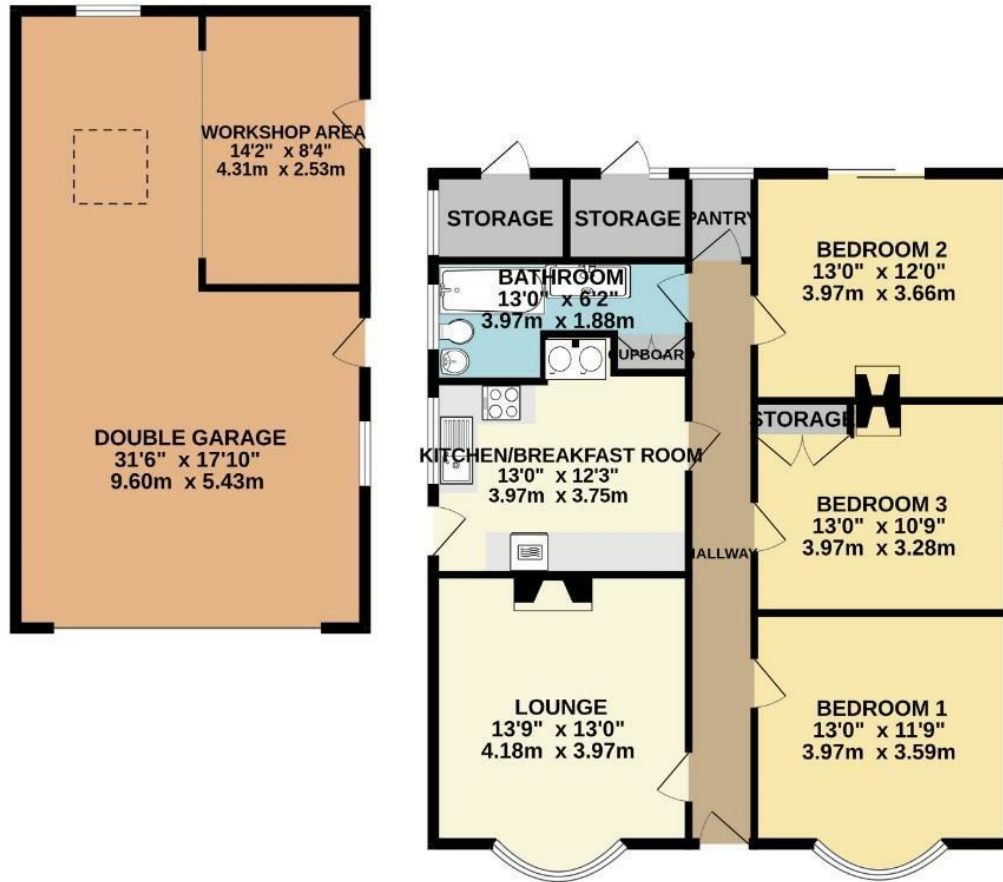
**Rear Garden**

**Double Garage/Workshop**  
31'6 x 17'10 (9.60m x 5.44m )

**Block paved driveway**

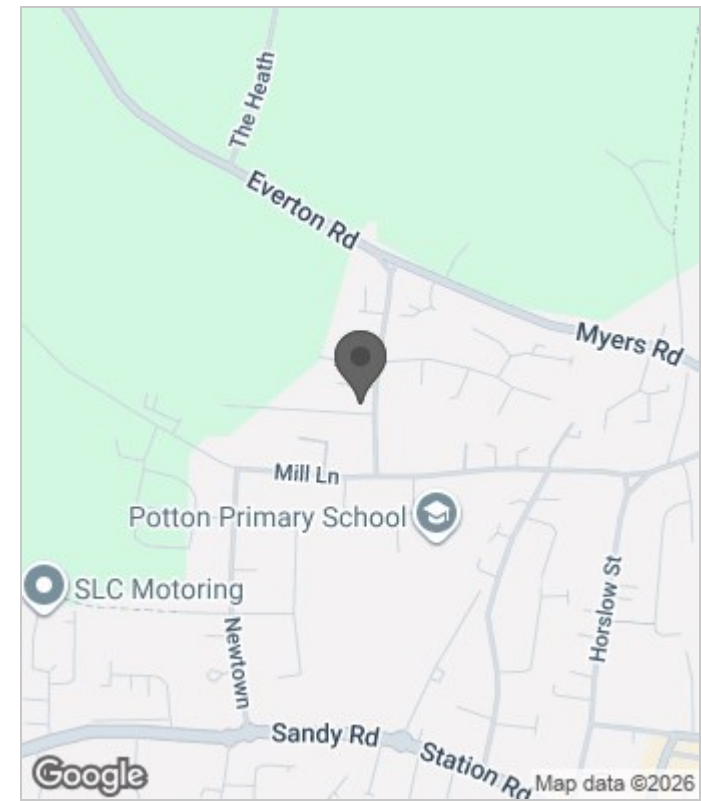



GROUND FLOOR  
1567 sq.ft. (145.6 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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>                          |   |           |
| (81-91) <b>B</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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