



Spencer Close, Potton, SG19 2QY
£350,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

LatchamDowling are delighted to offer for sale this well presented three bedroomed extended semi detached property that is situated within a highly sought after Cul De Sac location and being just a 5 minute walk to the town centre.

As you enter the property you are greeted by the entrance hall with stairs to the first floor accommodation, doors to both the lounge and kitchen/breakfast room and feature panelling to the walls. The lounge is bright and airy with a feature media wall. The kitchen/breakfast room at 17' is a great sized room with a double glazed door giving direct access to the rear garden. There is a door that leads to a family room/study that could make for a great space for those who work from home or a great play area for the children, the choice is yours.

Upstairs there is a great sized landing that has doors to all three good sized bedrooms as well as the family bathroom.

Outside there is a private rear garden and a real bonus is the block paved driveway to the front that offers parking for three cars as well as access to the garage.

Spencer close is a great location and is just a short walk to the town centre.

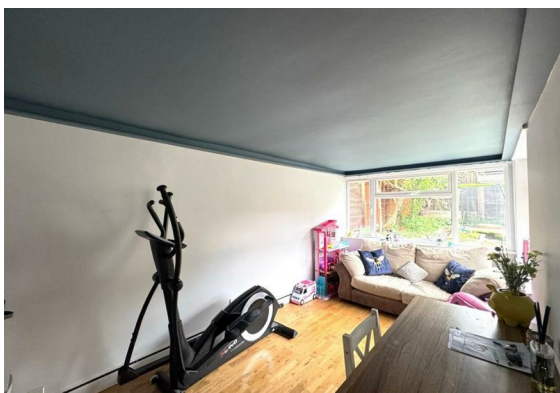
Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London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

This is a great home offering good sized family accommodation and in good decorative order.

Viewing is highly recommended.

Entrance

Entrance hall





Lounge
13'7 x 11'9 (4.14m x 3.58m)

Kitchen/Breakfast room
17'9 x 9'9 (5.41m x 2.97m)

Family room/Home office
15'3 x 8 (4.65m x 2.44m)

First floor

Landing



Bedroom one
12'5 x 8'11 (3.78m x 2.72m)

Bedroom two
11'4 x 11'2 (3.45m x 3.40m)

Bedroom three
8'7 x 7'9 (2.62m x 2.36m)

Bathroom

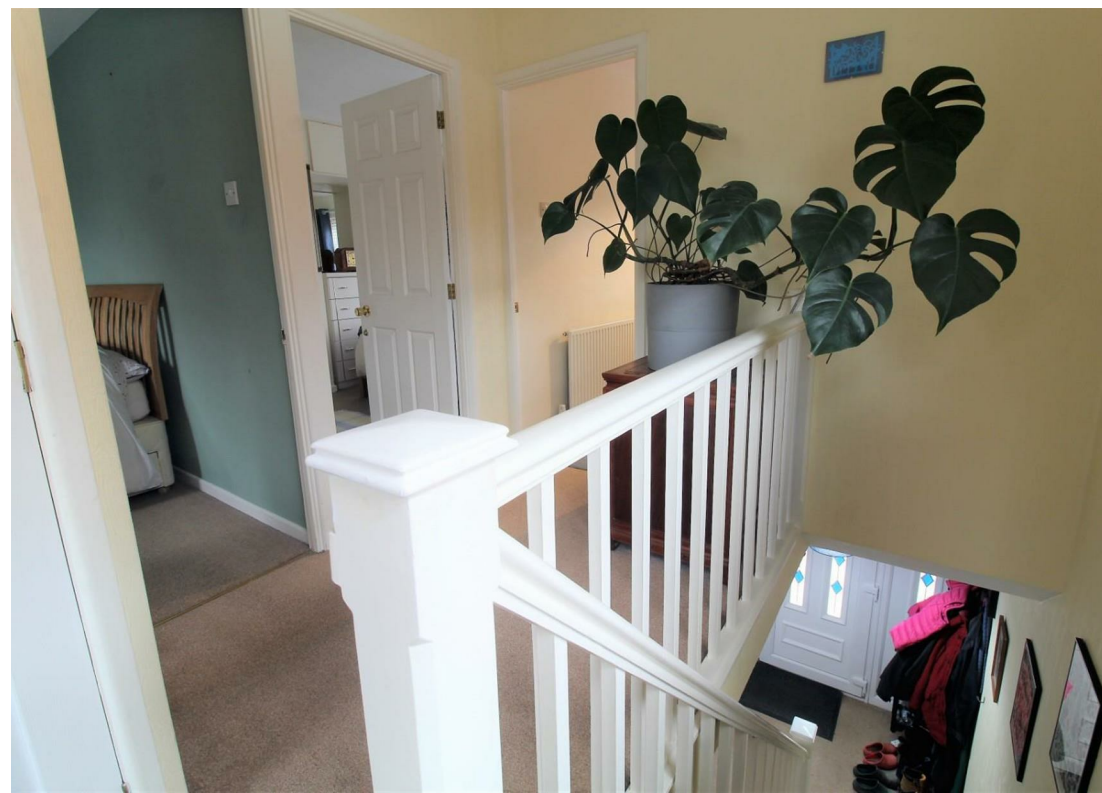
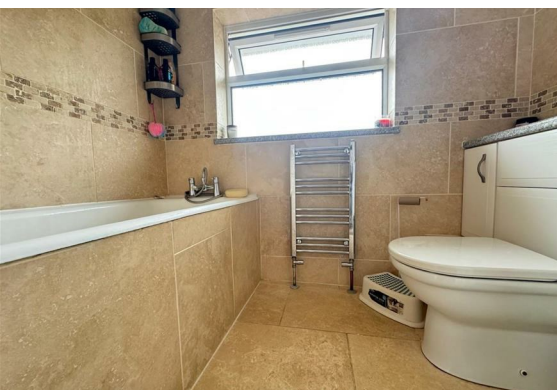
Outside

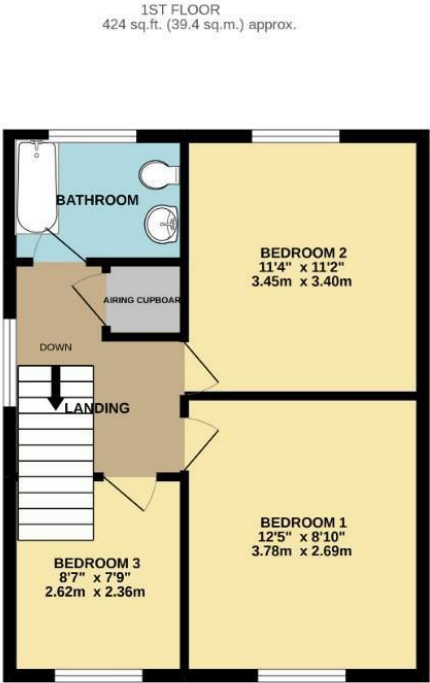
Rear garden

Front garden

Garage

Parking

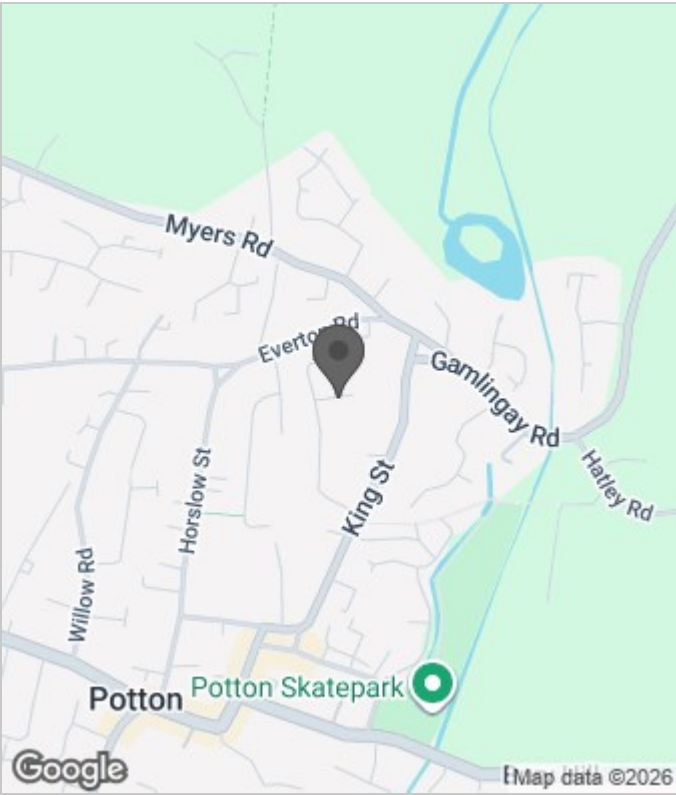




TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

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) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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