



Whitfield Road, Potton, SG19 2FS
Offers over £375,000

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LATCHAM ———
————— DOWLING

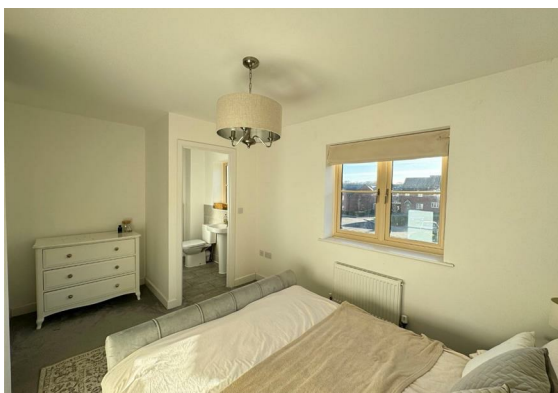
ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderfully presented three bedroomed semi detached home. The property was built by Mulberry Homes and the present owners opted for several upgrades when they purchased the home. Downstairs there is a 14'4 lounge, W.c and a stunning fully fitted 18' kitchen/Breakfast room. Upstairs there is the 14' master bedroom complete with an En suite. Bedroom two is a double and there is a third bedroom. The family bathroom is a four piece suite and is 8'. Outside you have the luxury of a 19' "Oversized" garage and parking for three cars. The rear garden is a great size and is very private as it backs onto fields.

The property is situated on the Southwestern edge of the market Town of Potton. Within a very short walk you are in the countryside and in particular Pegnut woods with its abundance of footpaths including one that goes around the back of the John O Gaunt Golf Course that in turn leads to the picturesque village of Sutton. Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras and make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, two schools and several nurseries. It is also situated approximately 2 miles from the RSPB headquarters which also offers wonderful walks. There is a Coop Store located within a short walk which will be ideal for all those essentials.

The property is in great condition and ready to move straight into.

Entrance





Entrance Hall

W.c

Lounge

14'4 x 10'8 (4.37m x 3.25m)

Kitchen/Breakfast Room

18'2 x 11'1 (5.54m x 3.38m)

First Floor

Landing

Bedroom One

14'6 max x 11'6 max narrowing to 8'8 (4.42m max x 3.51m max narrowing to 2.64m)

En Suite

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

Bedroom Three

7'5 x 7'1 (2.26m x 2.16m)

Family Bathroom

8'8 x 6'4 (2.64m x 1.93m)

Outside

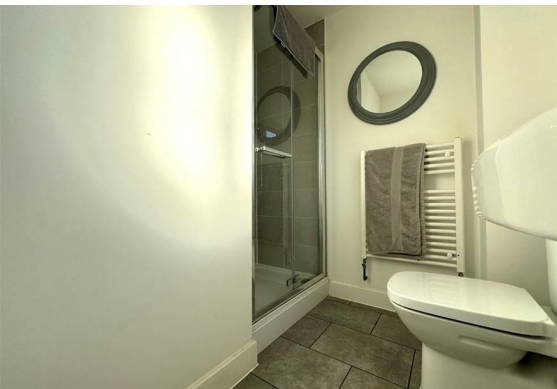
Front Garden

Rear Garden

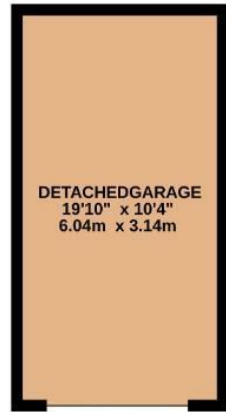
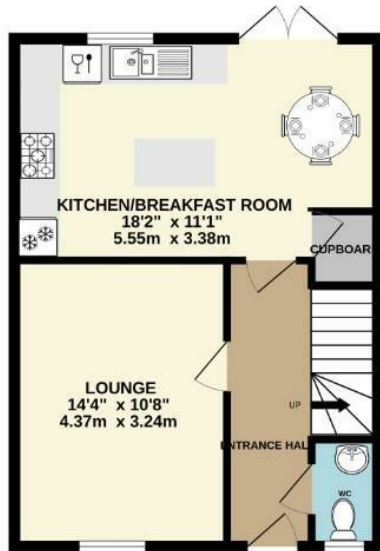
Detached Garage

19'10 x 10'4 (6.05m x 3.15m)

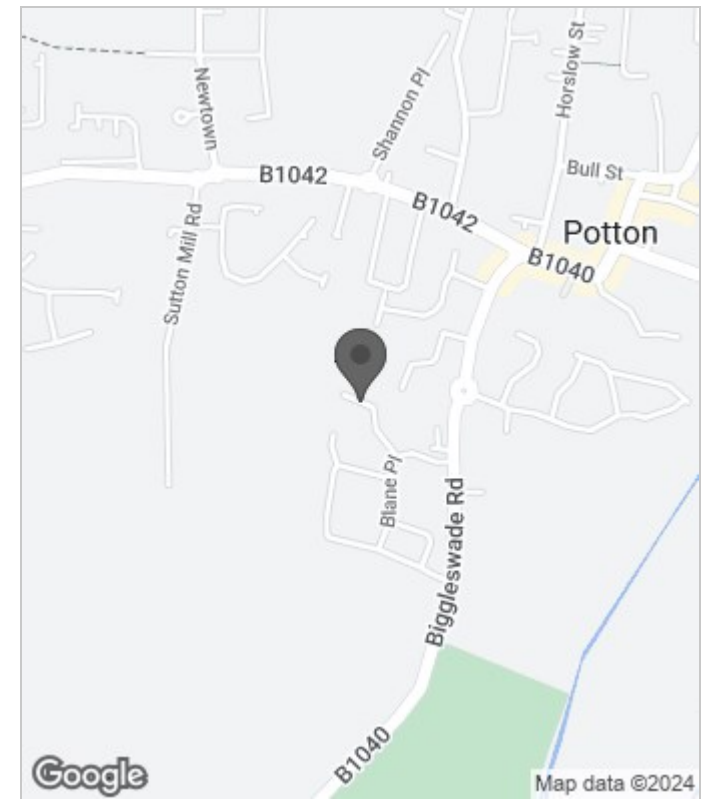
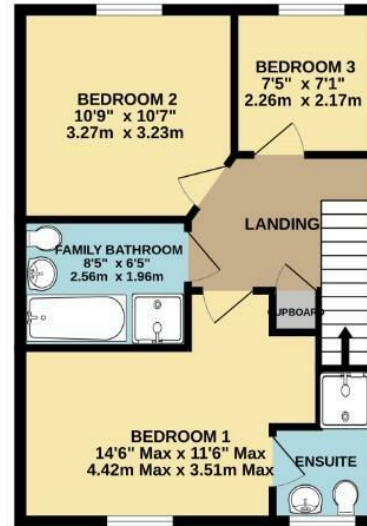
Parking



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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