



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



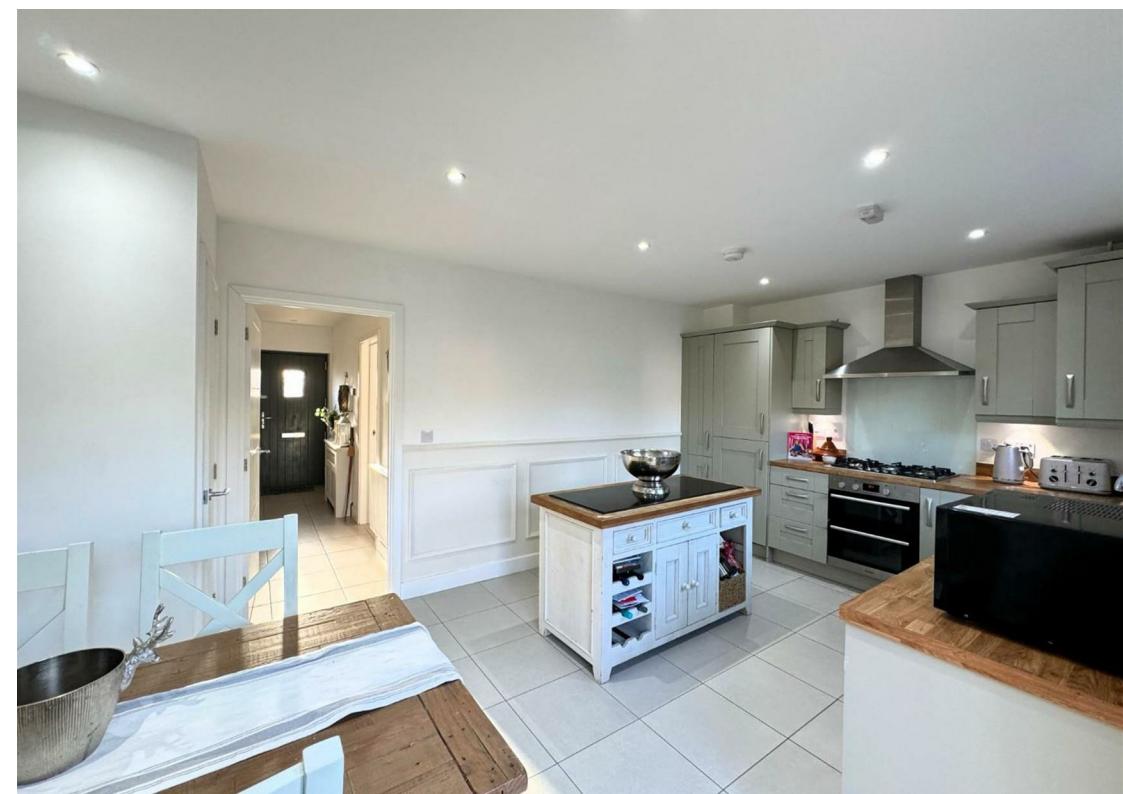
LATCHAM
DOWLING
ESTATE AGENTS

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

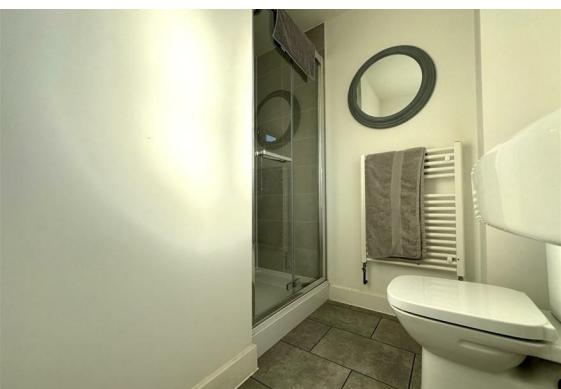
Front Garden

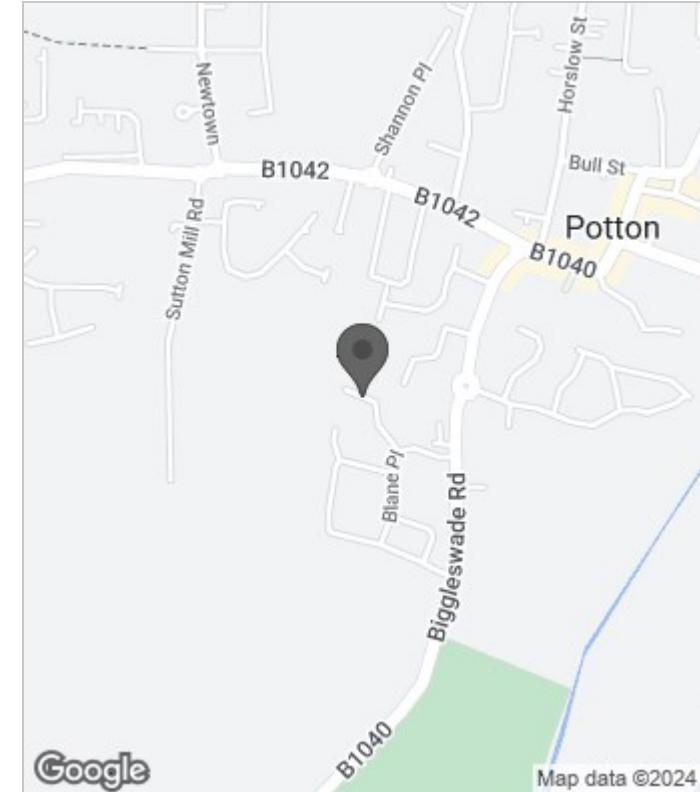
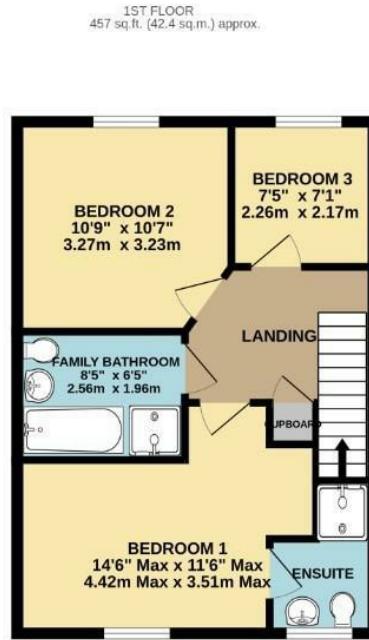
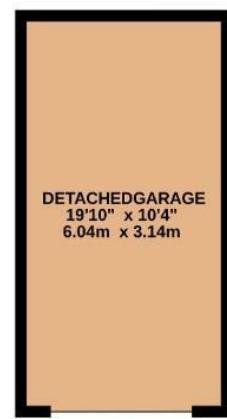
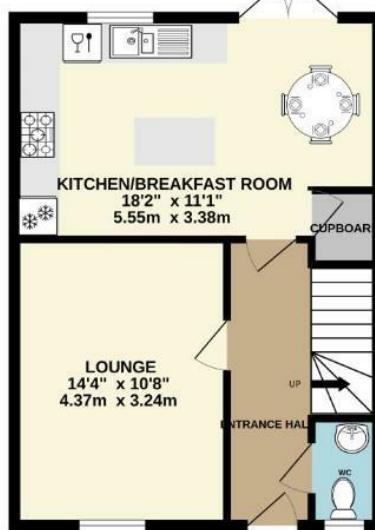
Rear Garden

Detached Garage

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

Parking





| 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 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.