



Munkman Close, Potton, SG19 2BY  
£365,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Welcome to this beautifully presented modern house located in the desirable Munkman Close, Potton. Built in 2017, this three bedroomed property offers a contemporary living experience in a peaceful cul de sac, complete with electric gated access for residents only, ensuring both privacy and security.

As you enter, you will find a spacious hallway that in turn leads to an open plan lounge that provides a perfect setting for relaxation and entertaining. The room is large and, creates a warm and inviting atmosphere. The kitchen/breakfast room is a good size as well as offering an array of fitted appliances. The property boasts three well-proportioned bedrooms, including a remarkable 21-foot master bedroom, which features an en suite bathroom for added convenience and comfort.

In addition to the en suite, there is a main bathroom that serves the other bedrooms, making it ideal for families or guests. The house also benefits from parking for one vehicle, plus a wall mounted EV charger and in addition has a useful carport that not only provides extra parking but space for personal storage, a valuable feature in today's market.

Step outside to discover an attractive west-facing rear garden, perfect for enjoying the afternoon sun and hosting summer gatherings. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil area to unwind.

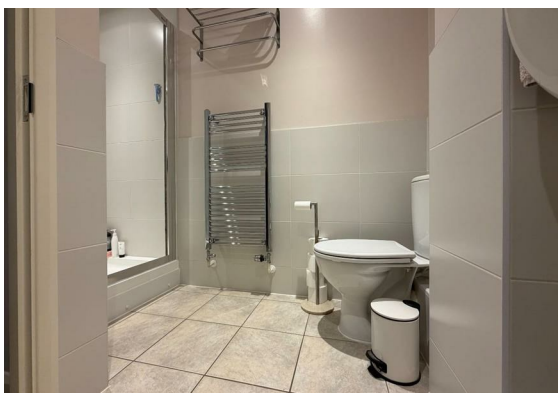
This property is an excellent choice for those seeking a modern home in a quiet and secure location, with ample space and amenities to suit a variety of lifestyles. Don't miss the chance to make this lovely house your new home.

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.

A wonderful and private property.

**Entrance**

**Entrance Hall**

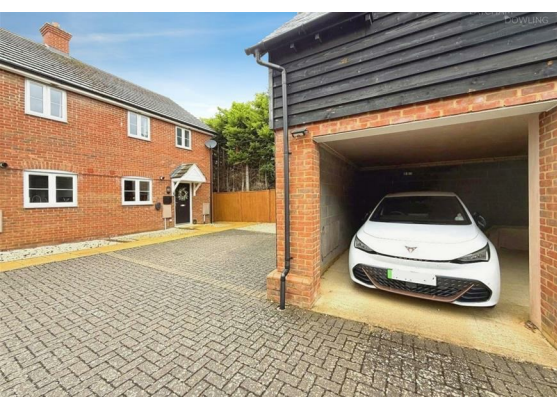


LATCHAM DOWLING  
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W.c

Kitchen/breakfast room  
12'9 x 7'7 (3.89m x 2.31m)

Lounge/dining room  
22'1 x 15'5 narrowing to 9'6 (6.73m x 4.70m narrowing to 2.90m)

First Floor

Landing

Bedroom One  
21'5 x 9'6 (6.53m x 2.90m)

En suite

Bedroom Two  
9'8 x 8'7 (2.95m x 2.62m)

Bedroom three  
7'2 x 6'10 (2.18m x 2.08m)

Family bathroom

Outside

Rear garden

Front garden

Parking

Carport

Agents Note

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

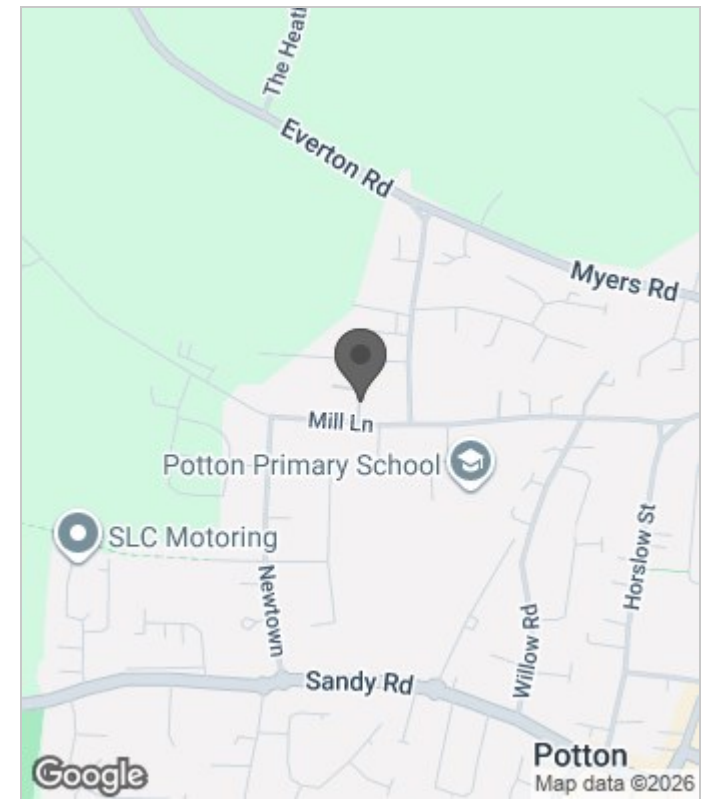


1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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>94</b>
(81-91) <b>B</b>	<b>83</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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