



Ingle Crescent, Potton, SG19 2FY
£177500 for 50% shared ownership.

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

THE PROPERTY IS ALSO AVAILABLE TO PURCHASE AT A 100% FOR £355000

50% Shared ownership with the option to staircase

Latcham Dowling are delighted to offer for sale this rarely available three bedroomed semi detached home that is offered for sale on a shared ownership basis. (See agents note for more information)/.

The property was built by Dandara Homes circa four years ago and of course has several years of the ten new home guarantee remaining.

The property itself offers a fully fitted kitchen complete with an array of appliances. A large W.c. The lounge/Dining room runs across the width of the property to the rear. Upstairs there are tow double bedrooms as well as a single bedroom and a family bathroom.

Outside the rear garden is a great size and to the side you have a private driveway for two cars.

This is a great home and the scheme allows people to purchase a great home on this scheme.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers 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.





Entrance

Entrance Hall

Kitchen

9'8 x 9'2 (2.95m x 2.79m)

W.c

9'2 x 4'8 (2.79m x 1.42m)

Lounge/Dining Room

16'8 x 13'5 (5.08m x 4.09m)

First Floor

Landing

Bedroom One

14'2 x 9'2 (4.32m x 2.79m)

Bedroom Two

12'7 x 7'5 (3.84m x 2.26m)

Bedroom Three

10'6 x 8'9 (3.20m x 2.67m)

Bathroom

Outside

Rear Garden

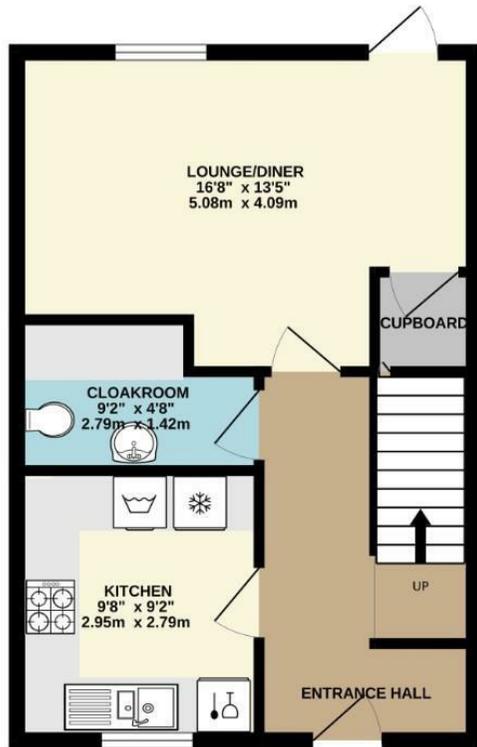
Driveway

Agents Notes 1

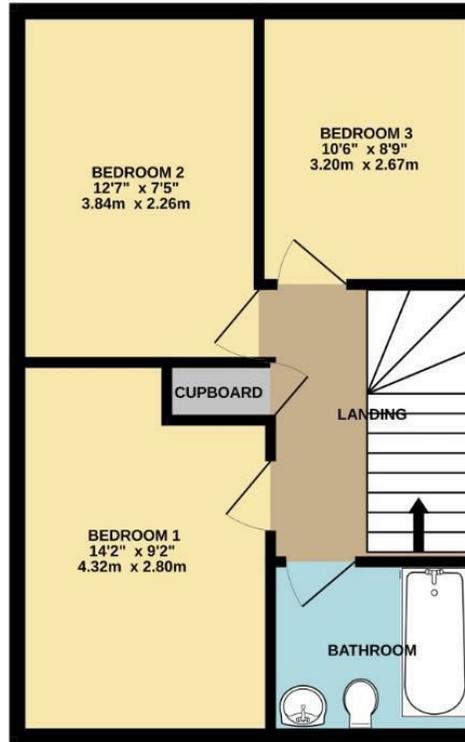
Agents Note 2



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

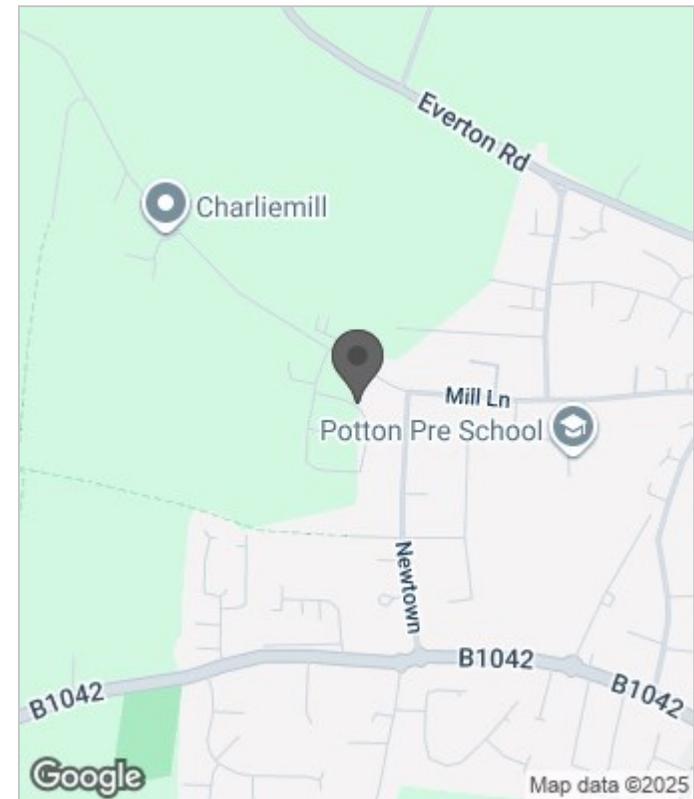


1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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	85	
(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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