



Jennings Close, Potton, SG19 2SE  
Offers Over £475000



LATCHAM  
DOWLING  
ESTATE AGENTS

Welcome to this beautifully presented house located on Jennings Close in the vibrant market town of Potton. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking multi-generational living.

With four spacious bedrooms upstairs, as well as a conveniently located downstairs bedroom, this home provides ample space for everyone. The two well-appointed reception rooms offer versatile areas for relaxation and entertainment, ensuring that you can enjoy both quiet evenings and lively gatherings with family and friends.

The kitchen, at 23' is a great space for entertaining and has been fully re-fitted including an extensive range of appliances within the last five years, along with the garage conversion, internal doors and windows, providing a fresh and contemporary feel throughout the property. Another real bonus is the utility room and the downstairs W.c. The modern gas radiator heating ensures a warm and inviting atmosphere during the colder months.

The South East facing rear garden has been re-landscaped and is a great area for entertaining and holding those summer BBQ's. Also with three parking spaces to the front, there is space for guests cars.

Situated in Potton, a charming market town, you will find yourself surrounded by a vibrant community with a variety of local amenities, shops, and parks. The area is known for its friendly atmosphere and offers a wonderful lifestyle for families and individuals alike. It also offers great access to both Sandy and Biggleswade mainline stations with direct access to London St Pancras/Kings Cross as well as being a 10 minute drive to the A1.

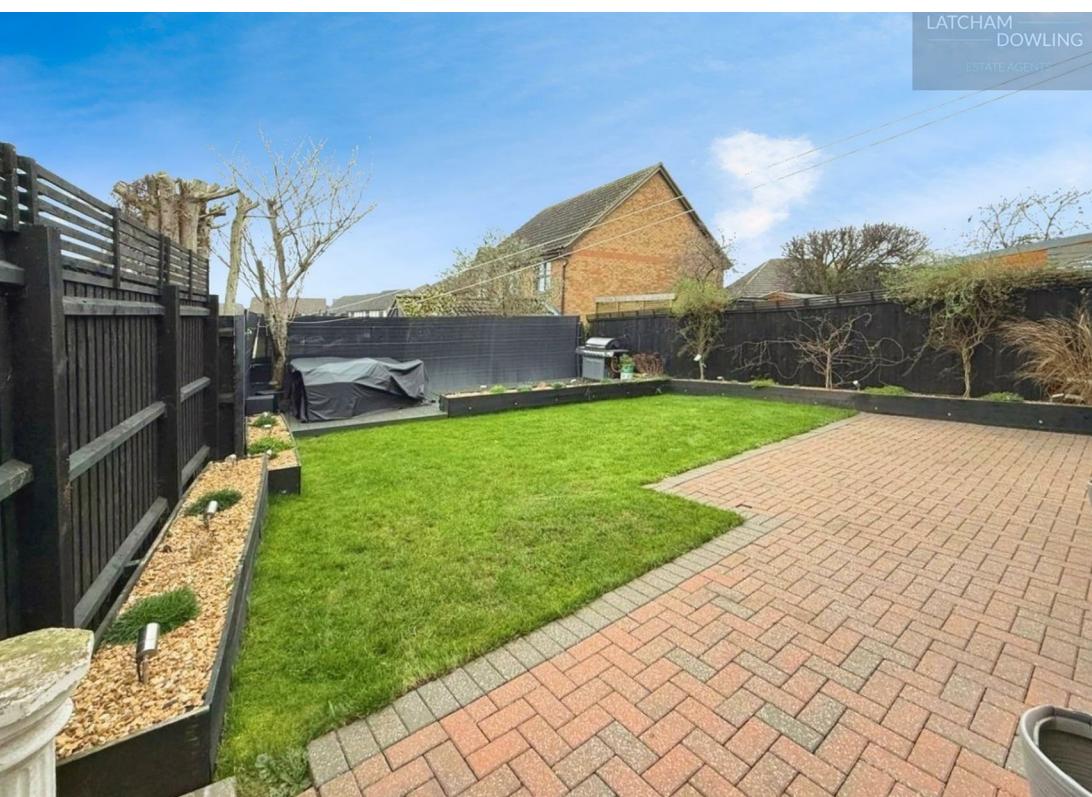
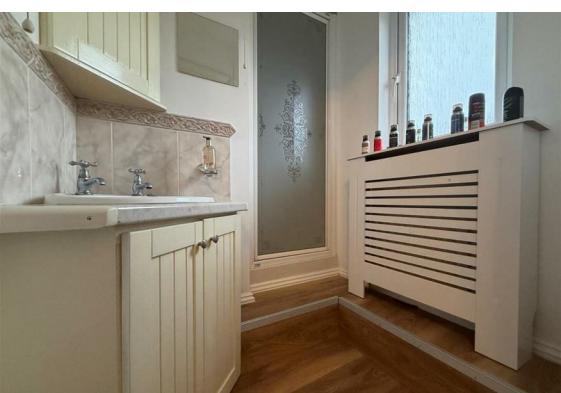
This property presents a fantastic opportunity for those looking to settle in a welcoming neighbourhood while enjoying the benefits of a well-maintained home. Do not miss the chance to make this lovely house your new home.

**Entrance**

**Entrance Hall**

**W.c**





**Utility Room**  
7'9 x 4'5 (2.36m x 1.35m)

**Family room/ Bedroom**  
11'6 x 8'3 (3.51m x 2.51m)

**Lounge**  
16'0 x 11'6 (4.88m x 3.51m)

**Kitchen/Breakfast room**  
23'8 x 8'9 (7.21m x 2.67m)

**First Floor**

**Landing**

**Bedroom One**  
11'6 x 10'6 (3.51m x 3.20m)

**En-Suite**

**Bedroom Two**  
11'8 x 7'9 (3.56m x 2.36m)

**Bedroom Three**  
11'6 x 7'6 (3.51m x 2.29m)

**Bedroom Four**  
9'5 x 8'4 (2.87m x 2.54m)

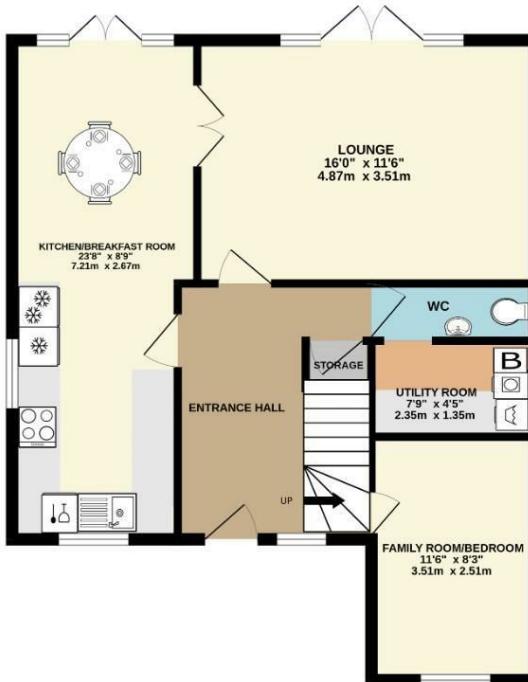
**Family Bathroom**

**Outside**

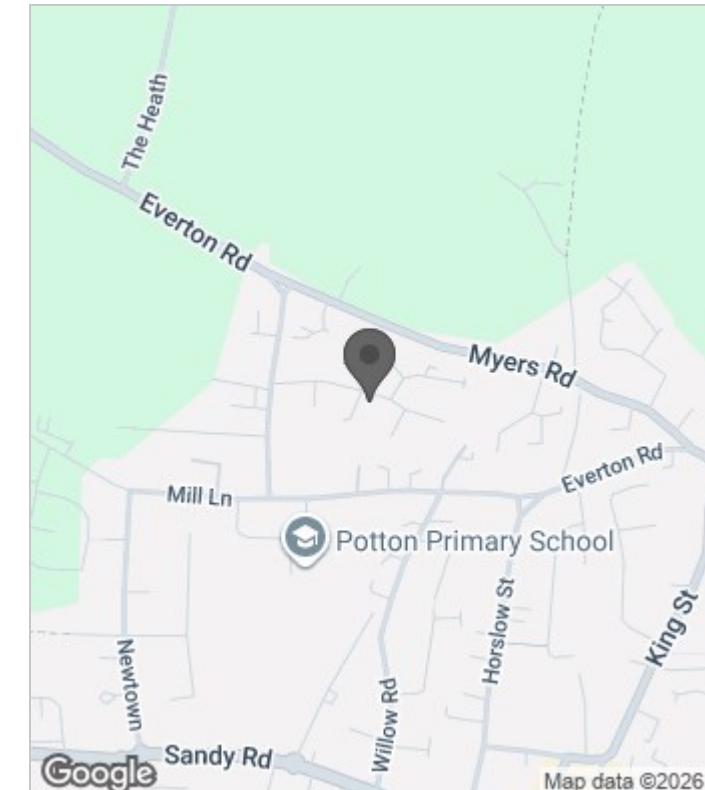
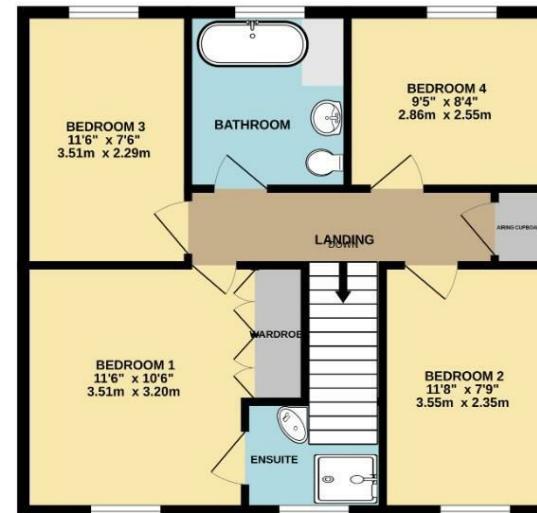
**Rear Garden**

**Front Garden**

GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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