



Newtown, Potton, SG19 2QH
£300,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this two bedroom bay fronted cottage, offered for sale in great condition and offers a wealth of character with exposed floorboards and open fireplaces. The property has a separate entrance hall, bay fronted lounge and a kitchen/Breakfast room downstairs. Whilst upstairs, there are two double bedrooms and a larger than average three piece bathroom that measures 8'7 x 6'1.

Outside there is a world of potential. There are 4 Barns/Sheds with two currently being used as carports and two others as storage. There is also a further brick built storage shed and an outside Wc. The garden is approximately a 170ft in length and is West facing with a variety of fruit trees including three apple, one Cherry and a Walnut tree. Now the Barns/sheds lend themselves to being converted to office/gym/studio or even an Annexe subject to getting all the correct permissions, but the possibilities are great.

There is a driveway to the side that is shared and the owners currently have parking for two cars but this could easily be more.

Potton is a thriving market town with many amenities, two schools, 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.

An early viewing is strongly advised.

Entrance

Entrance Hall





Lounge
12'8 x 11 (3.86m x 3.35m)

Kitchen/Breakfast Room
14'7 x 10'6 (4.45m x 3.20m)

First Floor

Landing

Bedroom One
13 x 10 (3.96m x 3.05m)

Bedroom Two
11'6 x 8'6 (3.51m x 2.59m)

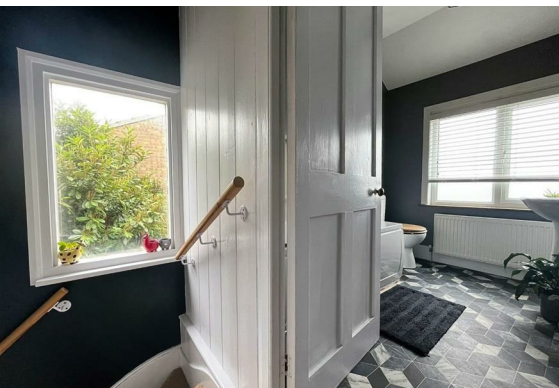
Bathroom
8'7 x 6'1 (2.62m x 1.85m)

Outside

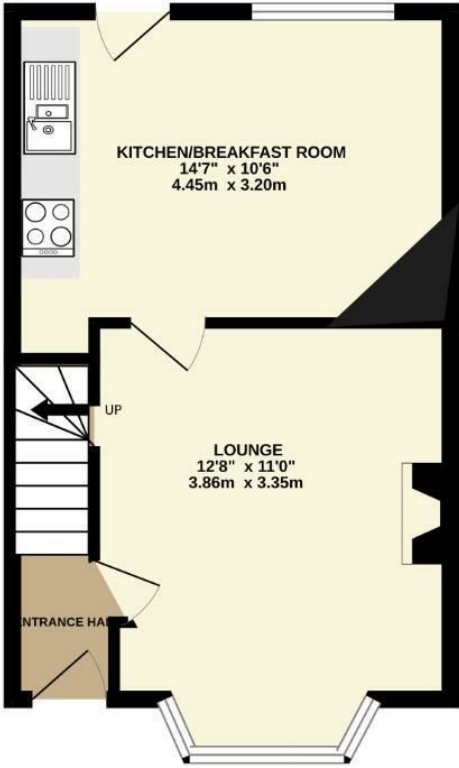
Front

Rear Garden

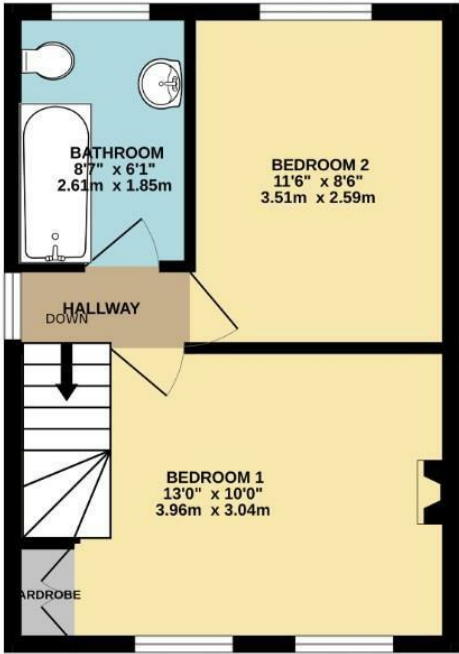
Agents Note



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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