



Ingle Crescent, Potton, SG19 2FY
£400,000

 3  2  1  B

LATCHAM ———
————— DOWLING

ESTATE AGENTS

Built by Dandara Homes, this stunning "Charleston" design Three bedroomed semi detached home is offered for sale in stunning condition. The property has a wonderful open plan Living area incorporating the kitchen, lounge and dining areas. The kitchen is full of integrated appliances including oven, hob, tall fridge/freezer, dishwasher and washing machine. The downstairs has "Amtico" flooring throughout. There is a walk in storage cupboard in the lounge and a W.c completes the ground floor.

Upstairs there are three good sized bedrooms with bedroom m one having an En-Suite bathroom. There is also a family bathroom.

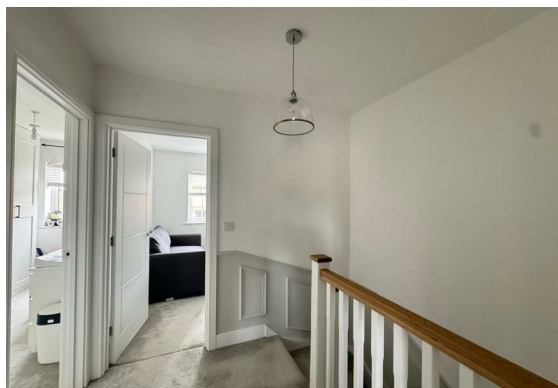
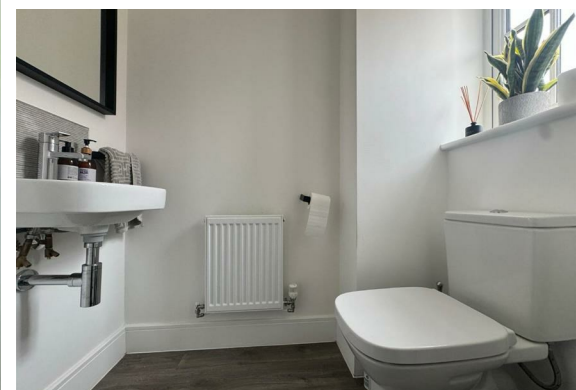
Outside you have a good sized rear garden with a re-laid "Porcelain" patio area that leads to a well manicured lawned area. There is a personal door to the Oversized garage. There is a private block paved driveway in front of the garage.

Potton is a market town with many amenities within a 10-15 minute walk of the property. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade within a 3 and 4 mile drive respectively both offer mainline train stations to London St Pancras.

This property will make a great family home and really is a case of "move straight in". Viewing is highly recommended.

Entrance

Entrance Hall





W.c

Lounge/Dining Area
19'10 x 15'7 (6.05m x 4.75m)

Kitchen Area
10'6 x 7'9 (3.20m x 2.36m)

First Floor

Landing

Bedroom One
11'7 x 11'6 (3.53m x 3.51m)

En Suite

Bedroom Two
13'7 x 7'1 (4.14m x 2.16m)

Bedroom Three
10'x 8'3 (3.05mx 2.51m)

Family Bathroom

Outside

Rear Garden

Front Garden

Oversized Garage
22'3 x 11'1 (6.78m x 3.38m)

Agents Notes



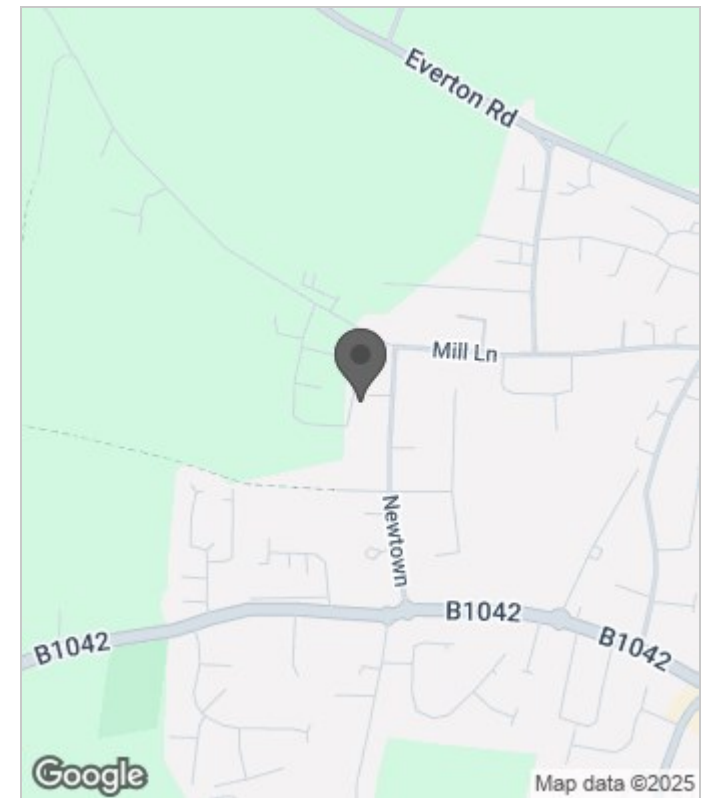
GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.1 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.
Made with Metropix 62024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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.