

Newtown, Potton, SG19 2QH

£300,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled in the charming area of Newtown, Potton, this stunning extended two-bedroom cottage offers a delightful blend of modern comforts and traditional character. Upon entering, you are greeted by two inviting reception rooms, both featuring exposed timber flooring that adds warmth and charm to the home. The lounge is particularly noteworthy, boasting a beautiful fireplace complete with a log burner, perfect for cosy evenings.

The property has been thoughtfully enhanced with a beautifully re-fitted kitchen, ideal for culinary enthusiasts. Additionally, an outbuilding has been converted into a fully functional, insulated utility room, equipped with plumbing for a washing machine and space for a dryer, ensuring convenience in daily living. The fact it is insulated, double glazed and has a gas radiator, it could easily be used as an office, the choice is yours.

The outdoor space is equally impressive, featuring a generous 100-foot west-facing garden that provides ample room for relaxation and recreation. At the end of the garden, you will find a substantial 30-foot garage/barn, which not only accommodates three vehicles but also serves as an excellent workshop or craft space, allowing for endless possibilities. There is also the convenience of outside electric points and an external W.c for when working in the garden.

With parking available for up to two vehicles, in addition to garage parking, this property is perfect for families or those who enjoy hosting guests. This cottage truly embodies the essence of comfortable living in a picturesque setting, making it an ideal choice for anyone seeking a delightful home in Potton.

Potton is a market town with many amenities. It has a school, 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 just a 3 and 4 mile drive and both offer mainline train stations.

Entrance

Dining room
15'0" x 10'5" (4.57m x 3.18m)

Lounge
15'0" x 11'0" (4.57m x 3.35m)







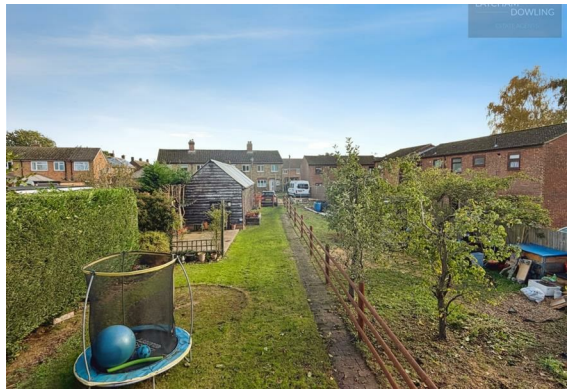


















Kitchen
9'7" x 9'3" (2.92m x 2.82m)

First floor

Landing

Bedroom one
15'0" x 10'9" (4.57m x 3.28m)

Bedroom two
11'6" x 7'3" (3.51m x 2.21m)

Bathroom
8'4" x 7'3" (2.54m x 2.21m)

Outside

Garage/Barn
30'7" x 11'7" (9.32m x 3.53m)

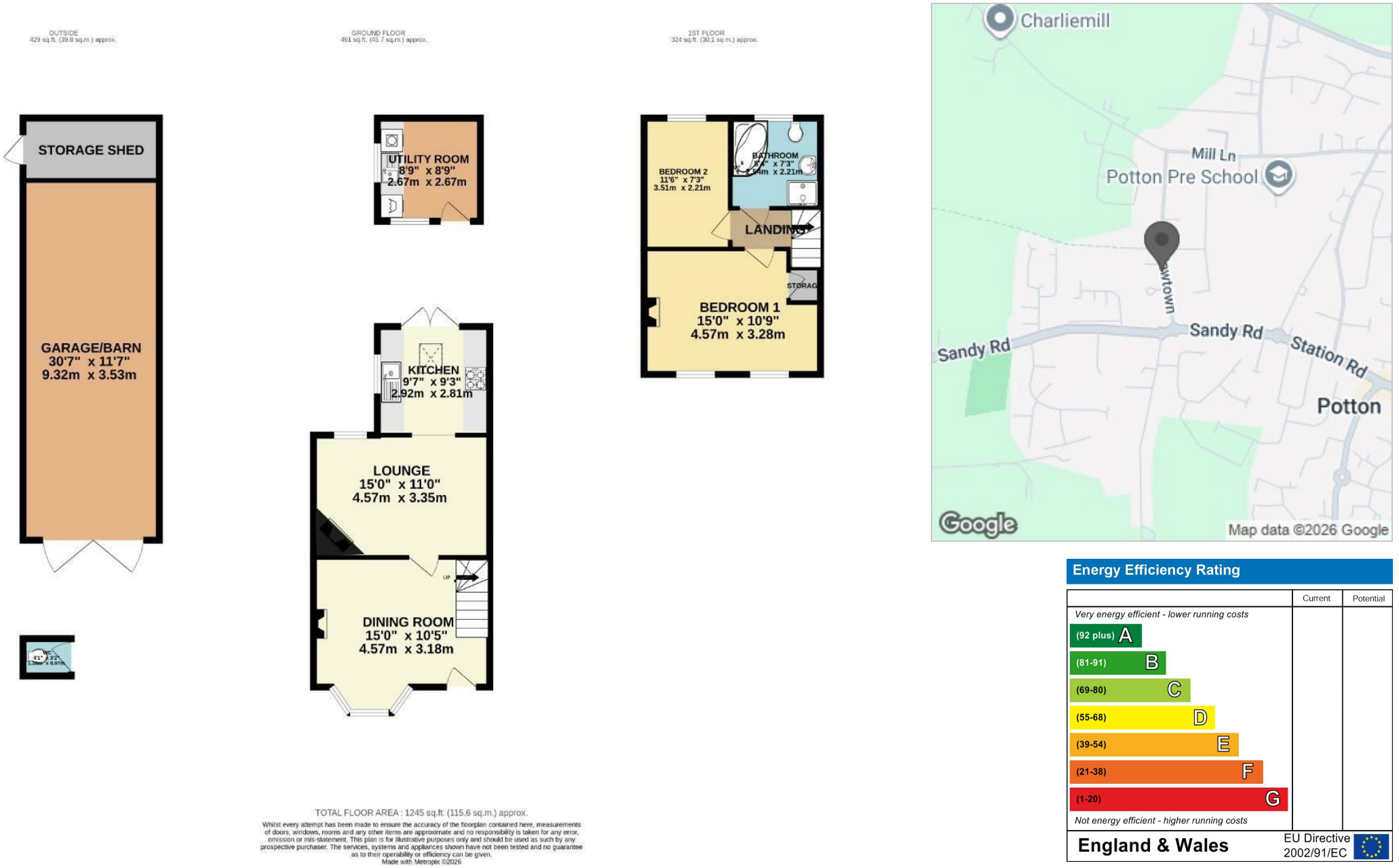
Storage shed
11'7" x 5'4" (3.53m x 1.63m)

Utility room
8'9" x 8'9" (2.67m x 2.67m)

Outside W.c

Rear garden

Parking



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.

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