



Blane Place, Potton, SG19 2FQ  
Guide price £625,000



LATCHAM  
DOWLING  
ESTATE AGENTS

\*\*\* GUIDE PRICE £625,000 - £650,000 \*\*\*

Latcham Dowling are delighted to offer for sale this exceptional four bedrooomed executive detached family home. The home was built by "Mulberry homes" and still is in its builder's warranty period. It offers great accommodation throughout. There is a large entrance hall, dual aspect dining room, triple aspect 21' lounge, 18'8 fully fitted kitchen/Breakfast room which is the real entertaining "Hub" of the home, utility room and a WC completes the downstairs. Upstairs there is a large galleried landing, Bedroom one is 16' and has extensive bedroom furniture and an En suite. Bedroom two also has an En suite. There are two further double bedrooms as well as a four-piece family bathroom. Outside there is a double width driveway that has parking for four cars and has a wall mounted electric car charger and this in turn leads to a large double garage that is 20'4 x 20'4. In addition to all of the above, there is a professional maintained full alarm system. The home is offered in "show house" condition and had many upgrades at the time of purchase.

The property is situated on the Southwestern edge of the market Town of Potton. Within a very short walk you are in the countryside and in particular Pegnut woods with its abundance of footpaths including one that goes around the back of the John O Gaunt Golf Course that in turn leads to the picturesque village of Sutton. Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras and make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, two schools and several nurseries. It is also situated approximately 2 miles from the RSPB headquarters which also offers wonderful walks. There is a Coop Store located within a short walk which will be ideal for all those essentials.





Entrance hall

Wc

Dining room

13'6 x 10'2 (4.11m x 3.10m)

Lounge

21'7 x 11'1 (6.58m x 3.38m)

Kitchen/Breakfast room

18'8 x 13'9 (5.69m x 4.19m)

Utility room

6'7 x 5'3 (2.01m x 1.60m)

First floor

Landing

Bedroom one

16'10 x 13'3 (5.13m x 4.04m)

En suite

7'2 x 6'6 (2.18m x 1.98m)

Bedroom two

11'3 x 11'3 (3.43m x 3.43m)

En Suite

6'5 x 5'3 (1.96m x 1.60m)

Bedroom three

11'2 x 10'2 (3.40m x 3.10m)

Bedroom four

12'5 x 8'3 (3.78m x 2.51m)

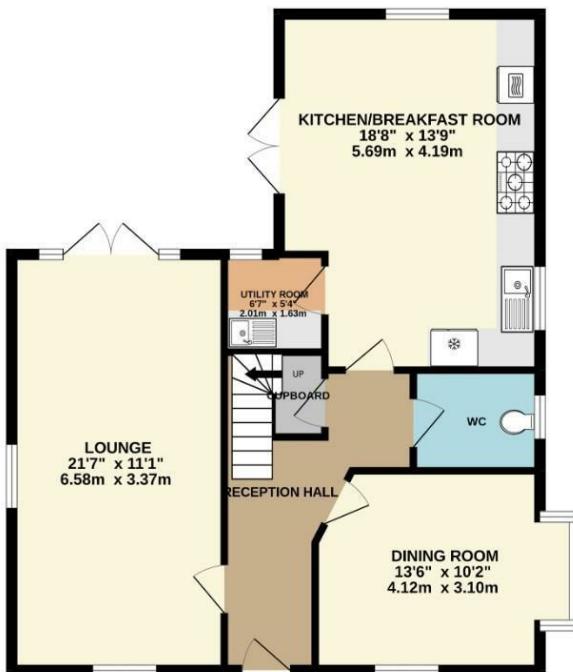
Family bathroom

Outside

Front garden

Rear garden

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



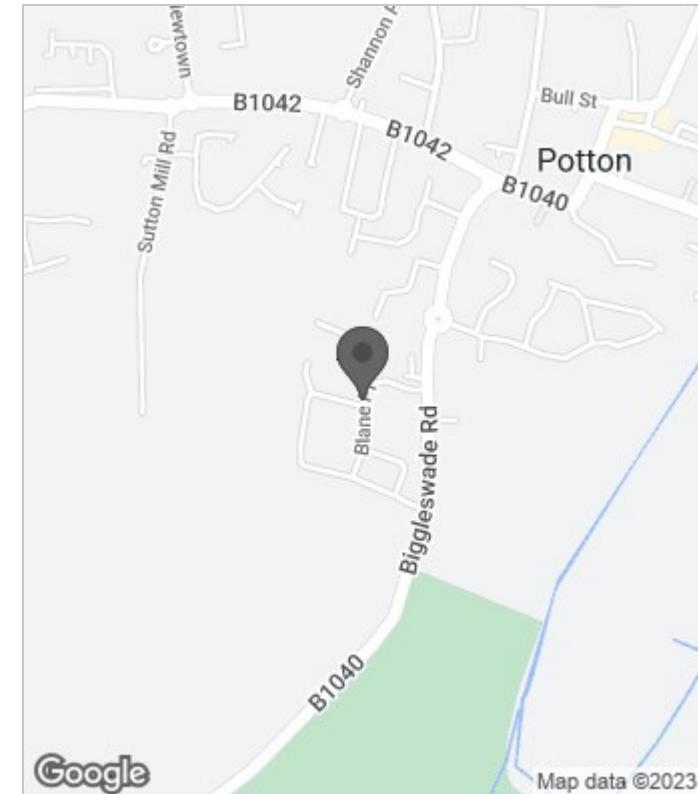
1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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	92	
(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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