



Ibbett Lane, Potton, SG19 2QU

Asking price £275,000



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Entrance

Via half glazed composite front door to entrance hall.

Entrance hall

Wood effect laminate flooring. Door to wc. Door to Lounge. Wall mounted alarm control box.

Lounge

16' x 11'9 (4.88m x 3.58m)

Two radiators. Stairs to first floor accommodation. Opening to dining room. Door to kitchen.

Dining room

10'1 x 8'7 (3.07m x 2.62m)

Double glazed French doors to rear aspect. Radiator. Wood effect laminate flooring

WC

Radiator. Wall mounted wash basin. Low level wc and flush.

Kitchen

8'6 x 8'2 (2.59m x 2.49m)

Double glazed window to front aspect. Range of base and eye level units with work tops over. Stainless steel sink drainer with swan neck mixer tap. Plumbing for washing machine. Wall mounted Valliant gas boiler. Built in four ring gas hob with stainless steel extractor hood over and electric oven under.

First floor

Landing

Doors to all first floor accommodation. Access to loft space. Built in airing cupboard.

Bedroom one

11'2 x 9'9 (3.40m x 2.97m)

Double glazed window to rear aspect. Radiator. Built in wardrobe. Built in over stair storage cupboard.

Bedroom two

11'3 x 7 (3.43m x 2.13m)

Double glazed window to front aspect. Radiator. Built in single wardrobe.

Bathroom

Double glazed window to front aspect. Radiator. White bathroom suite comprising of panelled bath with electric shower over. Pedestal wash basin. Low level wc. Wood effect laminate flooring.

Outside

Front

Parking spaces for two cars with a large block paved turning area. Path to front door. Outside tap.

Rear

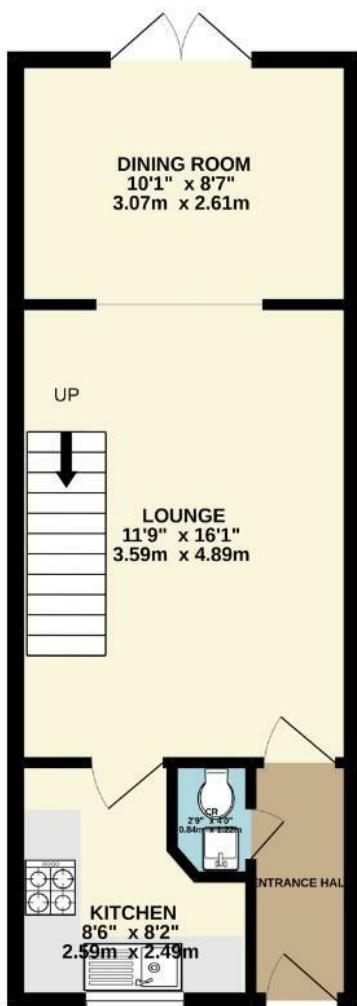
A private and enclosed rear garden that backs on to a field. Patio area area that extends to a lawned area. Mature tree. Timber shed to rear of garden. Gated rear access. Wall Mounted security light.



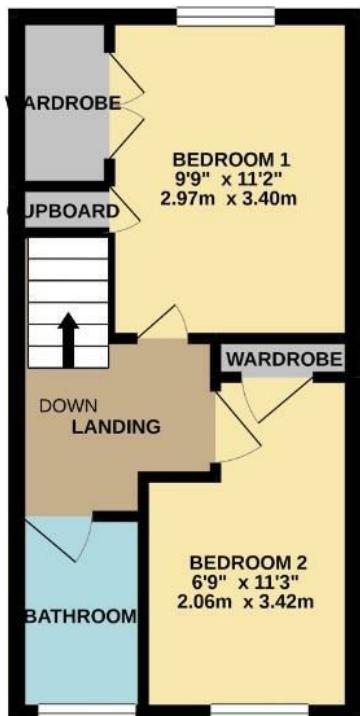


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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