



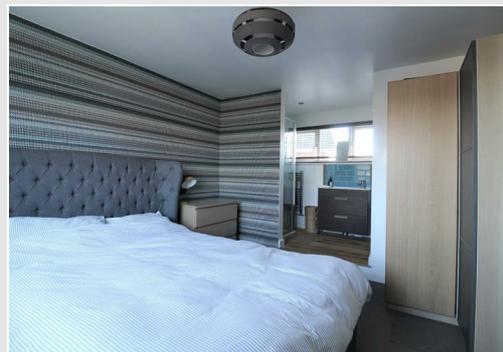
West End Lane, Pottton, SG19 2RD
Guide price £475000 to £500000

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1 West End Lane, Potton, SG19 2RD

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Reception hall

16'8 x 4'2 (5.08m x 1.27m)

Double glazed window to front aspect. Wall mounted radiator. Spotlights to ceiling. Door to inner hallway.

Inner hallway

Doors to wc,,lounge. Solid oak flooring.

Kitchen/Breakfast room

20'8 x 11'6 (6.30m x 3.51m)

Double glazed French doors to side aspect, Double glazed window to rear aspect. Recessed spotlights to ceiling. Solid Oak flooring throughout. Beautiful re-fitted kitchen with the centre piece being a central island unit with a solid oak work top and housing a 6 ring "Range style" cooker complete with storage cupboards under and electric sockets. Built in fridge freezer. Sink unit with swan style mixer tap. Door to utility room and door to study. Two radiators.

Utility room

6'11 x 6'6 (2.11m x 1.98m)

Double glazed door to rear aspect. Wall mounted boiler. Plumbing for dishwasher and washing machine. Range of base and eye level units with black work tops over.

Study

11'2 x 7'1 (3.40m x 2.16m)

Double glazed window to front aspect. Gas radiator. Solid oak flooring.

Wc

Low level wc. Wall mounted wash basin with storage cupboard under. Tiled flooring. Radiator. Extractor fan.

Lounge

20'8 x 11'6 (6.30m x 3.51m)

Double glazed French doors to rear aspect. Double glazed window to front aspect. Two radiators. Brick built open fireplace with tiled hearth.

Landing

Galleried landing with doors off to all bedrooms and family

bathroom. Double glazed window to front aspect. Radiator. Door to airing cupboard.

Bedroom one

11'8 x 11'2 (3.56m x 3.40m)

Double glazed window to front aspect. Radiator. Step up to open plan en-suite.

En suite

A refitted en-suite with double walk in shower unit. Wall mounted wash basin with storage drawers under. Solid oak flooring. Double glazed window to rear aspect. Door to separate wc.

En suite wc

Low level wc. Extractor fan.

Bedroom two

12'9 x 11'4 (3.89m x 3.45m)

Double glazed window to side aspect. Radiator.

Bedroom three

11'7 x 7'6 (3.53m x 2.29m)

Double glazed window to front aspect. Radiator.

Bedroom four

9'8 x 9'7 (2.95m x 2.92m)

Double glazed window to rear aspect. Radiator.

Family bathroom

9'8 x 7'1 (2.95m x 2.16m)

Larger than average bathroom comprising of panelled bath with shower over, pedestal wash basin and low level wc. Double glazed window to rear aspect. Radiator. Wood effect laminate flooring.

Outside

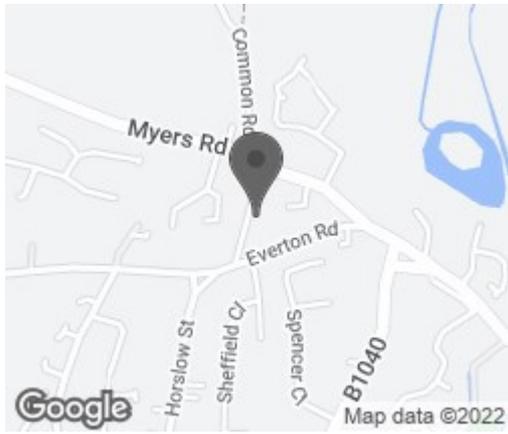
Rear garden

The rear garden is in fact a side garden that is laid to lawn and is South facing. Side access to front. There is a second garden to the rear of the property that is laid to patio and is West facing which means its a great spot for that late evening sunshine.

Front garden

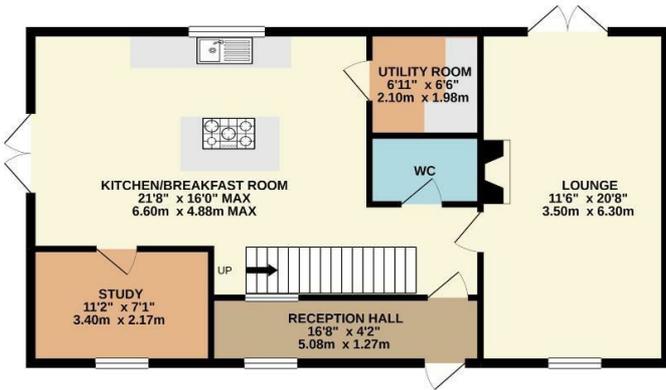
The property is slightly elevated and has a retaining wall along with a hedge line giving the home privacy. To the side there is a block paved driveway with parking for three to four cars and leads to a double garage with an electric opening door.



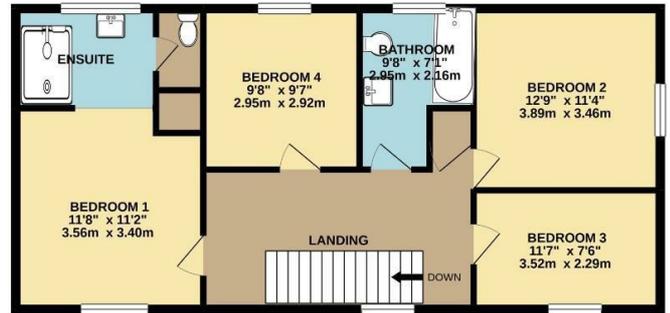


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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