



Sutton Mill Road, Potton, SG19 2QB
Offers over £325000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this wonderful three bedroom semi-detached home. The property has a wonderful 17' lounge complete with log burner that is a real feature of the room. There is a 14' Kitchen/Breakfast room that is a great area for the family to meet and socialise. In addition there is also a utility/Wc to the ground floor. Upstairs there are three double bedrooms with plenty of storage with a shower room completing the first floor accomodation. Outside there is a private rear garden whilst to the front, the present owners have had the kerb dropped that now provides side by side parking for two cars as well as a single garage located nearby complete with power and lighting. The house is in great condition and is a case of put your personal belongings in and enjoy!!

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

The property is in great condition and really is ready to just move straight into. A great benefit of this house is the short walk to the town centre, local schools and beautiful walks on your doorstep.

Viewing is essential to really appreciate this lovely family home.

Entrance





Entrance Lobby

Lounge
17'9 x 11'6 (5.41m x 3.51m)

Inner Hallway

Kitchen/Breakfast room
14'10 x 11'11 (4.52m x 3.63m)

Utility/Wc
6'9 x 6'8 (2.06m x 2.03m)

First floor

Landing

Bedroom one
11'9 x 8'8 (3.58m x 2.64m)

Bedroom two
11'5 x 8'9 (3.48m x 2.67m)

Bedroom three
11'5 x 8'8 (3.48m x 2.64m)

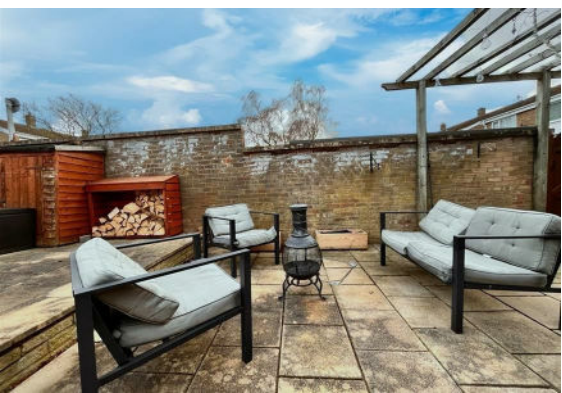
Shower room

Outside

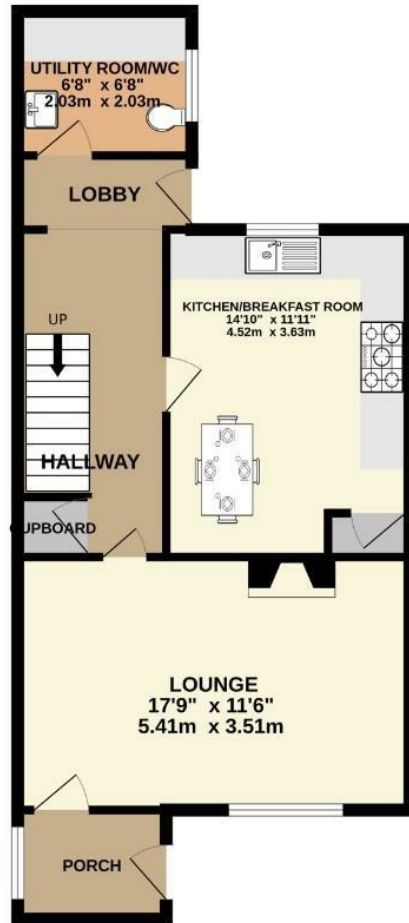
Rear Garden

Front garden

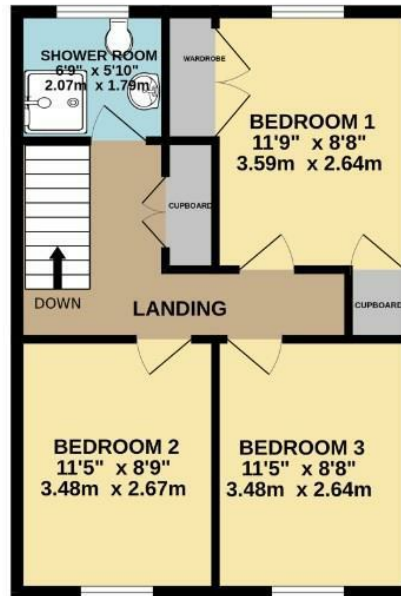
Garage



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

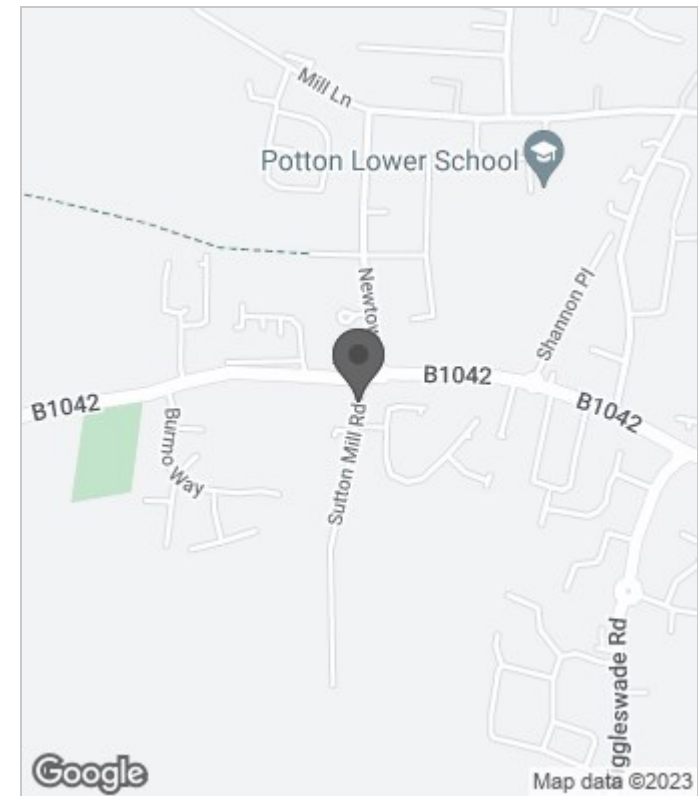


1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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.
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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		
	63	80
England & Wales		EU Directive 2002/91/EC

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