



Kennedy
&co.

Chapman Close

Potton

SG19 2PL

Asking Price Of £339,950

Three-bedroom semi detached

Good size lounge

Kitchen/dining room

Conservatory

Double glazed

Gas radiator heating

Good size front garden

Garage



Offered for sale with no chain above, is this clean and tidy traditional three bedroom extended home located within easy reach of the market square of Potton. This family home offers double glazing throughout, a good size lounge, kitchen/dining room, conservatory, a good size front garden with lots of parking, carport and garage and private rear garden.

PARTICULARS

Covered porch, double glazed front door to:

INNER HALLWAY

Double glazed door to the rear garden with double glazed window to the side. Glazed door through to:

RECEPTION HALL

Stairs rising to the first floor, radiator.

LOUNGE

16' 9" x 10' 4" (5.11m x 3.15m) Coal effect fire in a marble and timber surround. Two double glazed windows to the front, wall lighting, radiator.

KITCHEN/DINING ROOM

16' 9" x 12' 9" narrowing to 8'9" (5.11m x 3.89m) Base and wall mounted units with rolled edged work top surfaces, breakfast bar, glazed fronted display units, stainless steel sink and drainer, Belling hob, oven and grill, built in fridge/freezer, understairs storage cupboard, double glazed window to the rear, radiator, meter cupboard, patio doors to:

CONSERVATORY

8' 6" x 7' 8" (2.59m x 2.34m) Brick and uPVC construction with double glazed sides, tiled flooring, compersite roof, sliding patio door onto the garden.

LANDING

Airing cupboard housing the hotwater tank, storage cupboard, access to the loft space.

BEDROOM ONE

10' 5" x 10' 2" (3.18m x 3.1m) Duel aspect double glazed windows to the front and side, radiator, storage cupboard.

BEDROOM TWO

10' 1" x 9' (3.07m x 2.74m) Dual aspect double glazed windows to the rear and side, radiator, storage cupboard.

BEDROOM THREE

7' 4" x 6' 5" (2.24m x 1.96m) Double glazed window to the front, radiator.

SHOWER ROOM

Fully tiled, corner shower, vanity unit housing the wash hand basin, W.C., radiator, obscure double glazed window to the rear, extractor.

EXTERNALLY

REAR GARDEN: Private rear garden surrounded by hedging, mainly laid to lawn with gravel area.

FRONT GARDEN: Hedging and trees to the side and front with lawn area.

Long driveway leading to the carport.

GARAGE: Single up and over door, double glazed window to the rear, power.



**COUNCIL TAX BAND**

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.