

Directions

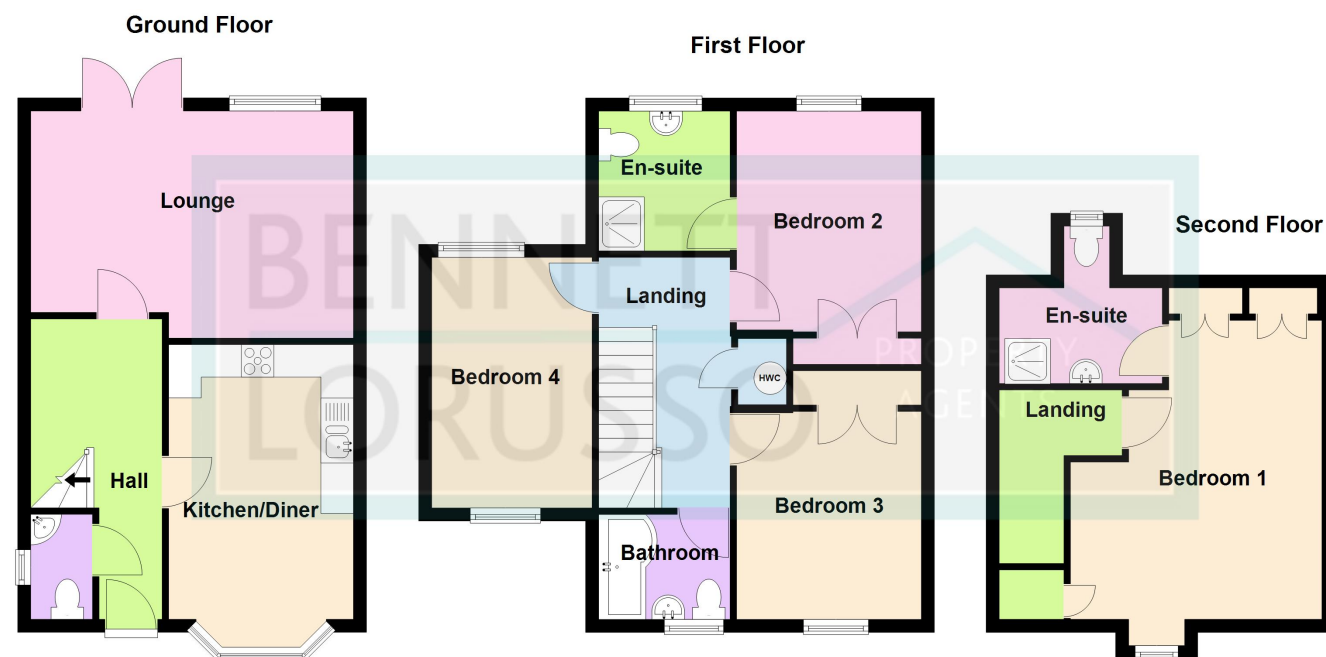
SG19 2QU.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 114.0 sq. metres (1227.6 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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17 Ibbett Lane, Potton, Sandy, Bedfordshire. SG19 2QU.

£375,000

A three storey townhouse with four bedrooms and three bathrooms, situated in a cul-de-sac location in this small, well served Bedfordshire town. The spacious and versatile accommodation includes a bay fronted kitchen/diner, living room with access to the rear garden and a cloakroom with UPVC double glazing and gas fired radiator central heating. Outside there is ample driveway parking, a carport, single garage and a private South facing rear garden. Call us now to view this excellent chain free home.

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Ground Floor

Entrance Hall Solid entrance door, stairs to the first floor with space under, laminate wood effect flooring, radiator.

Cloakroom Two piece white suite of wash hand basin and WC, splashback tiling, radiator, double glazed window, laminate wood effect flooring.

Living Room 4.95m x 3.52m (16' 3" x 11' 7") Double glazed window and French style doors to the rear garden, two radiators, TV connections.

Kitchen/Diner 4.69m x 2.84m (15' 5" x 9' 4") (Including Walkin bay to front)A range of Maple style base and wall units, fitted five burner gas hob and large electric oven with extractor hood over, fridge/freezer space, integrated dishwasher and plumbing for washing machine, stainless steel bowl & 1/4 sink and mixer tap, radiator, wall mounted gas fired boiler, double glazed Bay window to the front, radiator, ceramic tiled floor.

First Floor

Landing Stair case to the second floor, radiator, airing cupboard.

Bedroom Two 3.41m x 2.88m (11' 2" x 9' 5") Plus Double wardrobe. Double glazed window to rear, radiator, double built-in wardrobe, door to:

Guest En-suite Shower room With a three piece white suite comprising a fully tiled shower enclosure, wash hand basin and WC, splashback tiling, double glazed window to the rear aspect, radiator, shaver point and extractor fan.

Bedroom Three 3.17m x 2.86m (10' 5" x 9' 5") Plus built in double wardrobe. Double glazed window to the front, radiator, double built-in wardrobe.

Bedroom Four 3.74m x 2.43m (12' 3" x 8' 0") Two double glazed windows to the front and rear, two radiators, access to the loft space.

Bathroom Three piece white suite comprising a shower bath with 'Mira' shower and screen, wash hand basin and WC, splashback tiling, shaver point, double glazed window, radiator, extractor fan.

Second Floor

Second Landing Radiator, door to:

Bedroom One 5.11m x 3.83m (16' 9" x 12' 7") (Inc two double built in wardrobes)Double glazed Dormer window to the front, two double built-in wardrobes, access to the loft space, TV points, access to eaves storage space, door to:

En-suite Shower room With a three piece white suite comprising a fully tiled shower enclosure, wash hand basin and WC, splashback tiling, double glazed window to the rear aspect, radiator, shaver point and extractor fan.

Outside

Front Laid to lawn, various plants and shrubs, triple length driveway and carport to the garage.

Garage Adjacent with up and over door, power and lighting.

Rear Garden South facing, fully enclosed and laid to lawn, paved patio, water tap and rear gate.

Notes Freehold.
Council tax band - D Central Bedfordshire Council.
No chain.

