



Drews Cottage
20, Biggleswade Road, Potton, Sandy,
Bedfordshire, SG19 2LU
£400,000

country
properties

This well presented 2 bedroom detached double fronted cottage is situated along Biggleswade Road in Potton, just 0.5 miles from the Market Square. The property boasts; entrance hallway, lounge with multi-fuel burner, study, conservatory, dining room, kitchen and cloakroom. To the first floor are 2 double bedrooms and a family bathroom. Externally to the property is a rear garden and off road parking for 3/4 cars to the rear.

- Detached cottage
- 2 Double bedrooms
- 3 Reception rooms
- Conservatory
- Rear garden with rear gated access
- Off road parking for 3/4 cars

Ground Floor

Entrance Hallway

Double glazed frosted composite door to front aspect. Stairs to first floor accommodation. Exposed brick to floor. Doors to:-

Lounge

14' 0" x 12' 5" (4.27m x 3.78m)
Multi-fuel burner with wooden mantle and brick base. Exposed floorboards. Double radiator. uPVC double glazed window to front aspect. Opening to:-

Study

7' 6" x 6' 2" (2.29m x 1.88m)
Radiator. Exposed floorboards. uPVC double glazed door to:-

Conservatory

14' 8" x 7' 4" (4.47m x 2.24m)
Brick and uPVC construction. Electric heater. Laminate flooring. Door to rear garden.

Dining Room

14' 0" x 12' 6" (4.27m x 3.81m)
Radiator. uPVC double glazed window to front aspect. Feature brick fireplace. Exposed floorboards. Storage cupboard. Door to:-

Kitchen

18' 5" x 7' 7" (5.61m x 2.31m)
Modern kitchen fitted with oak wall and base level units with work surfaces over. Built-in double electric oven and electric hob with extractor over. 11/2 bowl stainless steel single drainer sink unit with mixer tap. Space for washing machine, dishwasher and fridge/freezer. Inset lights. Ceramic tiled splash back wall areas. Ceramic tiled floor with underfloor heating. uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect. Door to:-



Cloakroom

Low level WC. Wash hand basin. uPVC double glazed frosted window to side aspect. Double radiator. Cupboard housing boiler.

First Floor

Landing

Doors to:-

Bedroom One

14' 0" x 12' 7" (4.27m x 3.84m)

Radiator. uPVC double glazed window to front aspect.

Bedroom Two

12' 7" x 10' 3" narrowing to 8' 5" (3.84m x 3.12m)

Radiator. Built-in cupboard with hanging rail. uPVC double glazed window to front aspect.

Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Tiled splash back areas. Tiled flooring with underfloor heating. Heated towel rail. uPVC double glazed frosted window to side aspect.

External

Front & Side

Shingle to front and side. Parking to the rear for 3/4 cars.

Rear Garden

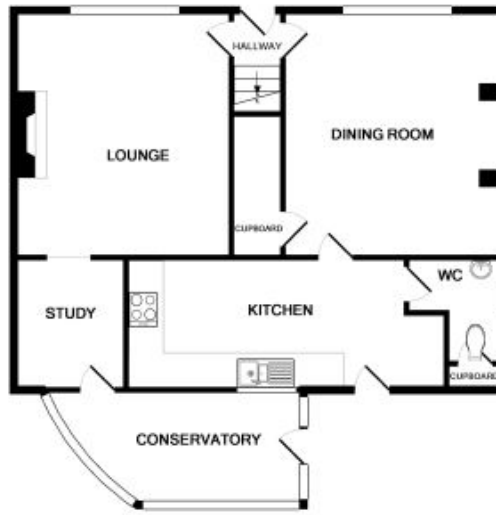
Laid to lawn. Surrounded by trees. Side access. Outside tap. Small shed.

Agents Notes

Please note that the photography may not reflect a true representation of the properties current condition due to being tenanted.







GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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