



13, Biggleswade Road
Potton,
Biggleswade, SG19 2LU
Freehold £245,000

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful, two bedroom cottage in the popular market town of Pottton. The property is beautifully presented throughout and has a superb office space to the rear with the added benefit of heating, shower and W/C. The garden is remote with a summerhouse and has the wonderful feeling of being in the countryside. It is surrounded by other well tended gardens giving you a real sense of community. A real gem!

- Period Terrace Cottage
- Two Double Bedrooms
- Open Plan Kitchen/Breakfast Room
- Upstairs Bathroom & Shower room
- Detached Brick Storage Barn
- Large Offset Rear Garden with Shed & Pergola
- Walking Distance to Market Square

Ground Floor

Composite Entrance Door opening into:

Slitting Room

12' 3" x 9' 10" (3.73m x 3.00m)
uPVC double glazed window to front aspect, electric fire with wooden surround, modern radiator, door through to:

Kitchen/Breakfast Room

18' 1" x 12' 4" max (5.51m x 3.76m)
(narrowing to 8' 1")
uPVC double glazed window and half glazed door opening to the rear aspect, range of fitted eye level and base units with granite work surface over and Butler sink unit. Integral oven, inset ceramic hob with stainless steel extractor over, dishwasher, fridge and freezer. Laminate flooring, modern radiator, recessed ceiling lights, door to stairwell, space for table and chairs.

First Floor

Landing

Loft access, doors to:



Bedroom 1

12' 3" x 9' 10" (3.73m x 3.00m)
Twin uPVC double glazed window to front aspect, feature Victorian style fireplace, radiator.

Bedroom 2

10' 0" x 9' 6" (3.05m x 2.90m)
uPVC double glazed window to rear aspect, radiator, door to:

Bathroom

uPVC double glazed window to rear aspect, three piece suite comprising low level W.C, pedestal wash hand basin and bath with shower attachment, tiling to splash areas, airing cupboard housing gas fired boiler.

External

Brick Outbuilding

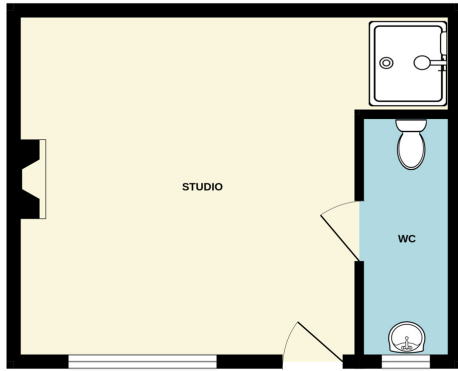
9' 7" x 7' 8" (2.92m x 2.34m)
uPVC double glazed window to front aspect, space and plumbing for washing machine, shower cubicle, cloakroom with low level W.C and vanity wash hand basin.

Rear Garden

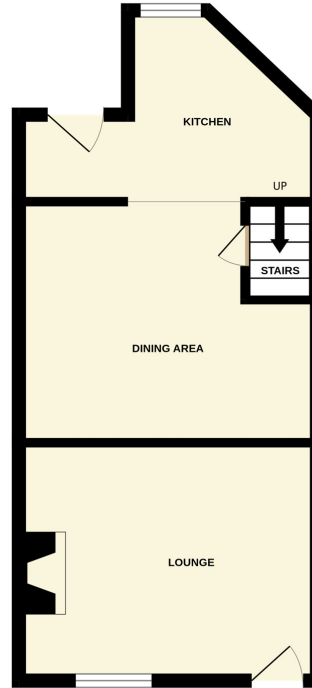
Large offset rear garden with seating area, and lawn with inset trees. Timber shed.



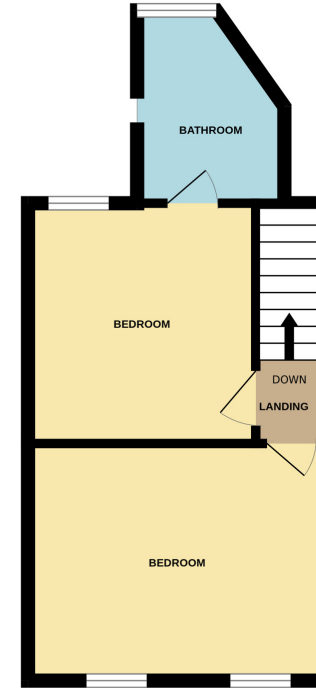
OUTBUILDING



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		83	63
		EU Directive 2002/91/EC	

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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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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