



# Drews Cottage

20, Biggleswade Road, Potton,  
Bedfordshire, SG19 2LU

**Freehold - Offers in Excess of £340,000**

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properties



A unique opportunity to purchase this well presented CHAIN FREE 2 bedroom detached double fronted cottage offers a blend of character and modern living. Drew's Cottage is situated in a non estate position along Biggleswade Road in the sought after town of Potton, just 0.5 miles from the Market Square ideally placed for convenient access to local amenities. The property features; 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, the property offers an enclosed rear garden and off road parking for 3/4 cars at the rear. An ideal family home with great potential to extend (STPP), allowing the possibility of further enhancement to this charming home.

- Detached cottage
- Chain free!
- Two Double Bedrooms
- Three reception rooms
- Rear garden with gated access
- Off road parking for 3-4 cars
- Council Tax Band C
- EPC rating E

## Ground Floor

### Entrance Hallway

Stairs to first floor. Exposed brick to floor. Wooden 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:-

### 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. 1 1/2 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.

## 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.

## 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' 03" 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.

## Outside

### Front & Side

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

### Rear Garden

Laid to lawn. Trees. Side access.  
Outside tap. Small shed.



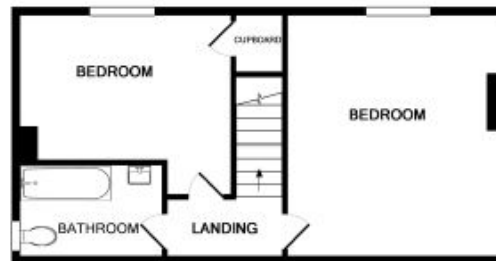








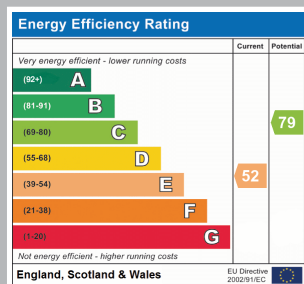
GROUND FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.0 SQ.M.)



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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Viewing by appointment only

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