



53, Biggleswade Road

Potton,
Bedfordshire, SG19 2LX
Freehold **£350,000**

country
properties

A modern three bedroom semi-detached home situated close to the local amenities in the vibrant market town of Potton. The property is bright and airy throughout and benefits from a lounge, kitchen/diner, three bedrooms with an en-suite to the master and family bathroom. Outside there is a sunny rear garden with car port and parking.

- Semi- Detached House
- 3 Bedrooms
- Downstairs Cloakroom
- 15ft Lounge
- 17ft Modern Kitchen/Dining Room with Integrated Appliances
- Modern En-Suite & Family Bathroom
- Front & Rear Gardens
- Car Port providing off-road parking for 2 cars

Ground Floor

Entrance Hall

13' 10" x 6' 10" (4.22m x 2.08m)
(narrowing to 3' 8")
Stairs to first floor, radiator.

Cloakroom

Window to side aspect, low level W.C,
wash hand basin, radiator.

Lounge

15' 4" x 10' 6" (4.67m x 3.20m)
Window to front aspect, radiator.

Kitchen/Dining Room

17' 8" x 11' 8" (narrowing to 10' 1") (5.38m x 3.56m)
Window to rear aspect, French doors to rear. Range of wall mounted and base level units with work surface over and 1 1/2 bowl stainless-steel sink with drainer. Integrated electric oven with gas hob and extractor over, integrated fridge freezer, concealed washing machine in cupboard, wall mounted gas boiler in cupboard.

First Floor

Landing

11' 3" x 7' 2" (3.43m x 2.18m)
Built-in double cupboard currently with hanging space and used as a wardrobe.

Bedroom 1

11' 7" (narrowing to 9' 8") x 10' 3" (3.53m x 3.12m)
Window to front aspect, radiator.



En-Suite

7' 10" x 6' 7" (2.39m x 2.01m)

Storage cupboard, low level W.C, wash hand basin, shower cubicle, radiator.

Bedroom 2

11' 4" (narrowing to 9') x 9' 11" (3.45m x 3.02m)

Window to front aspect, radiator.

Bedroom 3

8' 8" x 7' 6" (2.64m x 2.29m)

Window to rear aspect, radiator.

Family Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Low level W.C, window to front aspect, wash hand basin, bath with shower attachment, radiator.

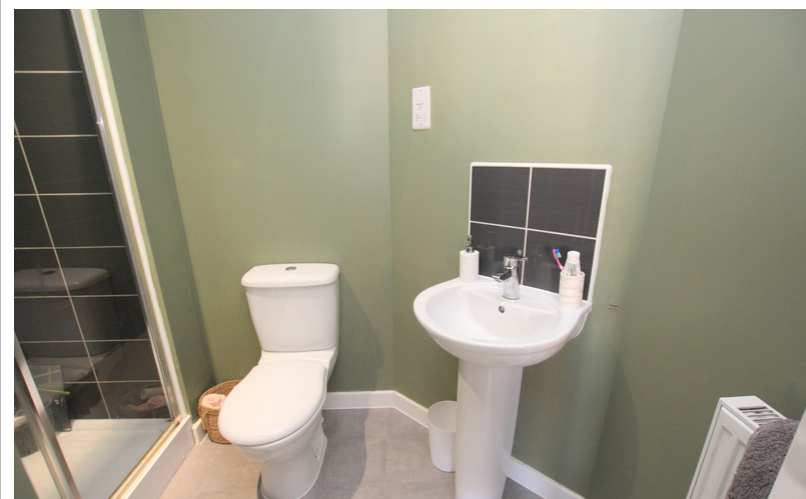
External

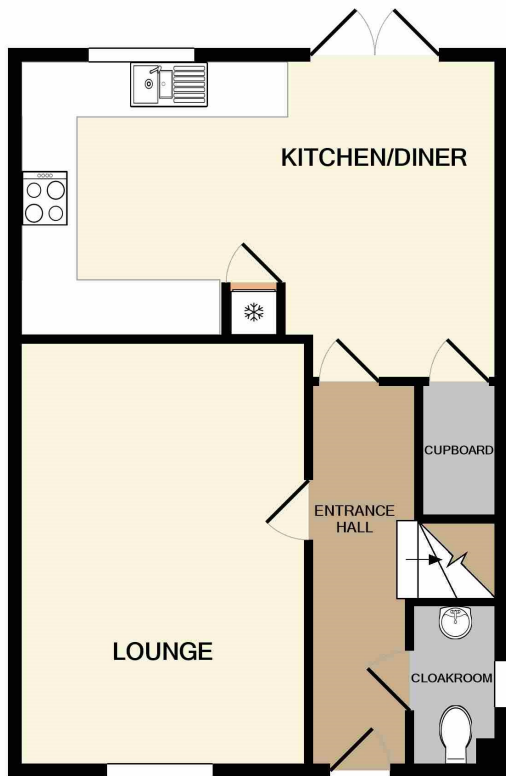
Rear Garden

Enclosed by fencing, patio area, lawn, timber shed, gated access at rear.

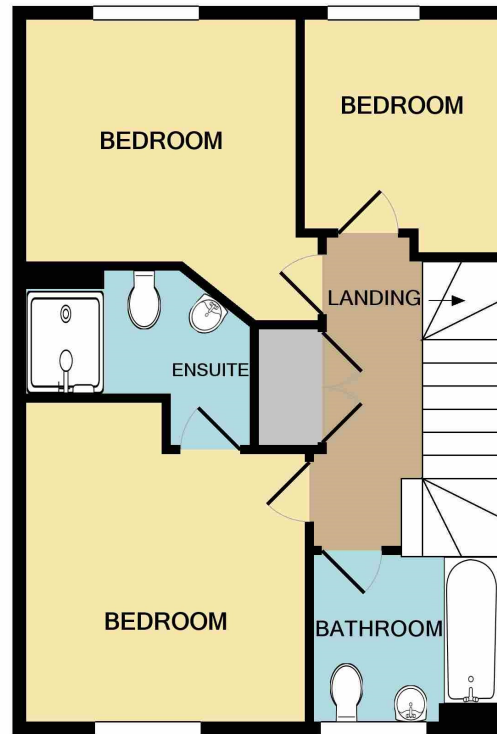
Car Port

Providing off road parking for 2 cars.





GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

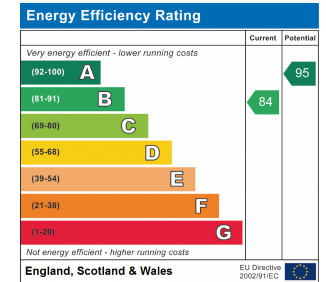


1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 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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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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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