



19, Yates Meadow

Potton, Sandy,
Bedfordshire, SG19 2EQ
Freehold £375,000

country
properties

Situated on one of Potton's newer housing estates originally built by Kier Homes this three bedroom detached property is within easy access to the local town centre and a short walk onto some of the local countryside pathways. Offered to the market in good order throughout, the property has accommodation comprising; entrance hallway, lounge and dining areas, kitchen with integral appliances, downstairs cloakroom, three bedrooms, en-suite to master, family bathroom, gardens and off road parking.

- Detached family residence
- Good order throughout
- Three bedrooms
- En-suite to master
- Integrated kitchen
- Separate living and dining areas
- Family bathroom and downstairs cloakroom
- Spacious rear garden and off road parking
- Council Tax Band D
- EPC Rating B

Accommodation

Entrance Hallway

Composite front door, wood effect laminate flooring, radiator, stairs rising to the first floor, double glazed window to the front aspect, doors to:

Cloakroom

Push button low level WC, wash hand basin with pedestal and tiled splash back, radiator, wood effect laminate flooring.

Lounge

16' 8" x 8' 9" (5.08m x 2.67m)

Double glazed window to the front aspect, radiator, double glazed French doors onto the rear garden.

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)

Range of matching wall and base units with a roll edge worktop, integral fridge/freezer, dishwasher and tumble dryer. Electric oven with intop gas hob and extractor filter over, stainless steel 1 ½ sink with mixer taps over, inset ceiling spotlights, tile effect flooring, double glazed window to the front aspect.

Dining Area

11' 5" x 7' 3" (3.48m x 2.21m)

Tile effect flooring, double glazed French doors onto the rear garden, radiator, opening into the kitchen.

First Floor

Landing

Hatch to the partially boarded loft, radiator, built in storage cupboard, doors to:



Master Bedroom

10' 3" x 8' 5" (3.12m x 2.57m)

Double glazed window to the front aspect, radiator, two built in double fronted wardrobes, door to en-suite.

En-suite

Push button low level WC, double shower cubicle, wash hand basin with pedestal and tiled splash back, shaver point, inset spotlights, radiator, double glazed window to the rear aspect.

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Matching 3-piece suite comprising; WC, wash hand basin with pedestal and tiled splash back, panelled bath with shower over, inset spotlights, heated towel rail, tiled effect flooring, double glazed window to the front aspect.

External

Front

Area laid to lawn with mature shrubs, steps leading up to the front door and a tarmac driveway to the side providing off road parking for 1 vehicle.

Rear

The rear garden is fully enclosed by fence boundaries with a spacious patio area ideal for entertaining leading onto an area laid to lawn. There is an outside tap, light and power, timber shed and gated side access to the front of the property.

Potton

Located within easy walking distance to Potton's central Georgian market square which provides a variety of shops, public houses, hair salons, doctors' surgery, restaurants and primary schooling. For the commuter, train stations in the nearby towns of Biggleswade and Sandy provide access to London Kings Cross and Peterborough and also the AIM is within easy access. Potton is located within an approximate 45 minute drive of Cambridge which has famous universities, amazing architecture and a bustling array of shops and restaurants.





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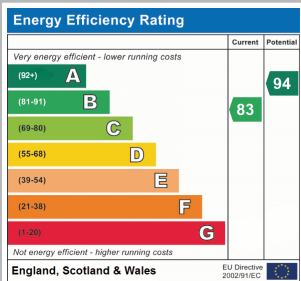


Ground Floor



First Floor

All Measurements are approximate and for display purposes only



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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