



36, Spencer Close

Potton, Sandy,
Bedfordshire, SG19 2QY
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Superb! A fantastic house in excellent order throughout. The property has been extended on the ground floor to provide a lovely kitchen/breakfast room overlooking the perfectly manicured rear garden and a dining area big enough to host a large family event. With underfloor heating throughout, this gem of a property is being offered for sale with no onward chain.

- Three bedroom semi-detached house
- Kitchen/breakfast room with ample storage
- Separate utility room and ground floor shower room
- Lounge with opening into large dining space
- Detached garage and off road parking
- NO ONWARD CHAIN
- Underfloor heating throughout

Ground Floor

Entrance Hall

Stairs to first floor.

Lounge

13' 5" x 11' 8" (4.09m x 3.56m)

Window to front aspect, electric fire with stone surround, reveal to dining area.

Dining Area

17' 9" x 9' 8" (5.41m x 2.95m)

Under stairs storage cupboard housing fuse box, door to side, reveal to kitchen.

Kitchen/Breakfast Room

9' 8" x 27' 7" (2.95m x 8.41m)

Window to rear aspect, French doors to garden, range of matching wall and base units with work surfaces over and 2 bowl sink with drainer, eye level double oven, induction hob with extractor over, integrated dishwasher.

Utility Room

4' 6" x 10' 1" (1.37m x 3.07m)

In-top 1 1/2 bowl sink with drainer, matching wall and base units with work surface over, space for tumble dryer, window to side aspect.

Shower Room

Window to side aspect, wash hand basin, low level W.C, shower cubicle, wall mounted heated towel rail.

First Floor

Landing

Window to side aspect, hatch to loft vault, airing cupboard.



Bedroom 1

11' 1" x 10' 2" (to back of wardrobes)

3.38m x 3.10m) (plus door recess)

Window to rear aspect, built-in wardrobe.

Bedroom 2

12' 6" x 9' 7" (3.81m x 2.92m)

Built-in wardrobe, window to front aspect.

Bedroom 3

8' 7" x 7' 9" (2.62m x 2.36m)

Window to front aspect.

Bathroom

Window to rear aspect, fully tiled, panelled bath with shower over, wash hand basin, low level W.C, wall mounted heated towel rail.

External

Front

Block paved driveway with off road parking for several vehicles.

Garage

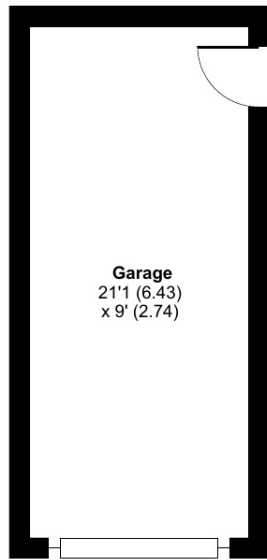
Detached garage with electric door, personnel door to rear garden.

Rear Garden

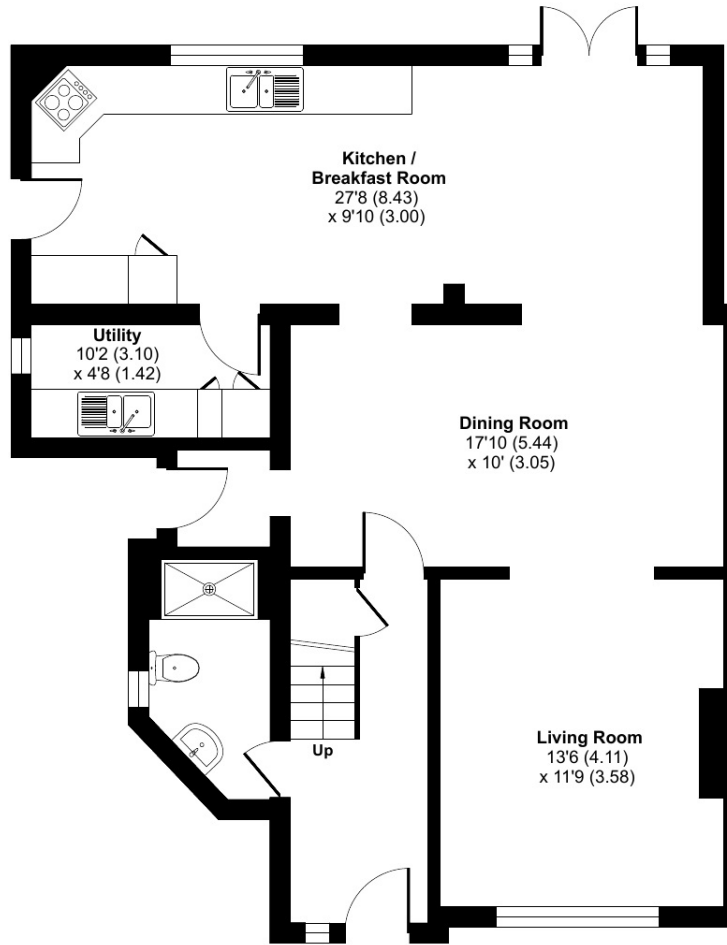
Timber shed, patio with pergola, lawn with plants and shrubs to borders.







Garage
21'1 (6.43)
x 9' (2.74)



**Kitchen /
Breakfast Room**
27'8 (8.43)
x 9'10 (3.00)

Utility
10'2 (3.10)
x 4'8 (1.42)

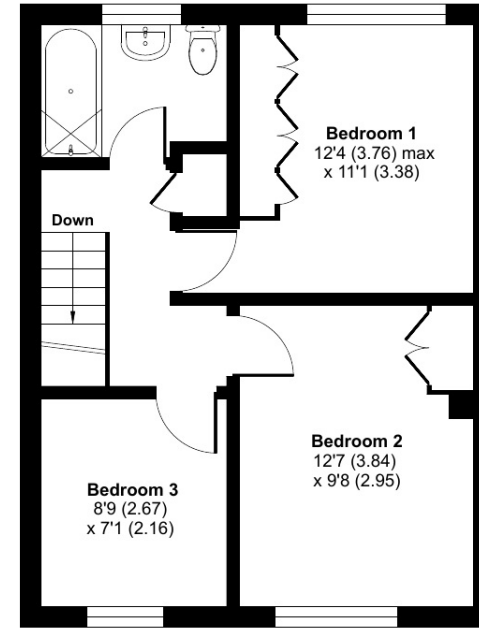
Dining Room
17'10 (5.44)
x 10' (3.05)

Living Room
13'6 (4.11)
x 11'9 (3.58)

Up

GROUND FLOOR

Approximate Area = 1283 sq ft / 119.1 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1473 sq ft / 136.7 sq m
For identification only - Not to scale



Bedroom 1
12'4 (3.76) max
x 11'1 (3.38)

Down

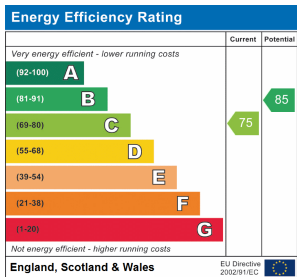
Bedroom 3
8'9 (2.67)
x 7'1 (2.16)

Bedroom 2
12'7 (3.84)
x 9'8 (2.95)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 960831



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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