



Kings Street, Potton, SG19 2QT

Price Guide £315,000

- Grade 2 listed Victorian cottage
- Exposed beams
- Open fireplace in lounge
- Private and fully enclosed rear garden
- Immediate access to town centre and amenities
- Wonderful character features
- Beautifully presented
- Four double bedrooms
- Secondary glazed windows
- Situated within a popular market town

20 King Street, Sandy SG19 2QT

****Guide Price: £315,000 to £325,000**** Grade II listed, Period cottage. Built in the year of 1860, this unique semi-detached cottage will 'wow' you with its amazing presentation of character features throughout and delightfully rustic exposed beams. This property truly needs to be seen to be believed! Comprising of four double bedrooms over two floors, two in which offer integrated wardrobe and storage space and bathroom. The ground floor boasts two reception rooms of which are dining room and lounge with open fireplace, further integrated storage and kitchen. Externally, is your very own private rear garden with charming feel and enclosed by white painted wall and large timber shed. The cottage is also situated within immediate reach of the town centre and its local amenities. Viewing is highly advised.

Potton is a delightful and historic Georgian market town with a variety of shops, local businesses and amenities located around the central Market Square. There are excellent commuter railway links to London from both Sandy and Biggleswade with a 40 minute commute. And is around a 30 minute drive via the A603 and B1042 to Cambridge and just 10 miles east of the county town of Bedford. The town is also home to the John O'Gaunt golf club as well as having a variety public houses.



Council Tax Band: C



Dining room

13'9" x 9'4"

Lounge

15'8" x 11'7"

Kitchen

13'9" x 7'3"

Staircase and landing

Doors off to:

Bedroom

12'4" x 10'0"

Bedroom

11'6" x 9'2"

Bathroom

7'0" x 6'7"

Staircase and landing

Off to:

Bedroom

13'8" x 11'5"

Bedroom

11'8" x 11'5"

Exterior

Rear garden

Fully enclosed by solid white painted wall, laid mainly to lawn with brick raised borders for flowers, plants, shrubs and trees, shingle laid walkway, large timber shed and gated side access leading to the front.

Front

Door canopy over front door entrance and gated side access to rear garden.

Notes

* Grade 2 listed and EPC exempt



Directions

Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

