



Ibbett Lane, Potton, Sandy

Asking Price £285,000

- Rarely available
- Two parking spaces
- Private rear garden backing onto fields
- Popular location
- Double glazed
- Chain free
- Gas radiator heating

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01767 691122

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Lane & Browns are delighted to offer for sale this two bedroomed "Extended" property that is not only rarely available but is also "CHAIN FREE". The property comprises of a 16' lounge as well as a separate 10' dining room. There is a fitted kitchen and a downstairs wc. upstairs there are two bedrooms that are both 11' with built in wardrobes and a three piece bathroom suite. Outside there are two parking spaces and a private garden that backs on to fields. The property is also alarmed.



Council Tax Band: C



Hall

WC

Kitchen

8'3" x 8'6"

Lounge

11'11" x 16'1"

Conservatory

10'1" x 8'6"

Landing

Bedroom 1

9'11" x 11'2"

Bedroom 2

6'11" x 11'3"

Bathroom

4'9" x 7'10"

Externally

Front

Parking spaces for two cars with a large block paved turning area. Path to front door. Outside tap.

Rear

A private and enclosed rear garden that backs onto a field. Patio area that extends to a lawn area. Mature trees. Timber shed to rear of garden. Gated rear access. Wall mounted security light.

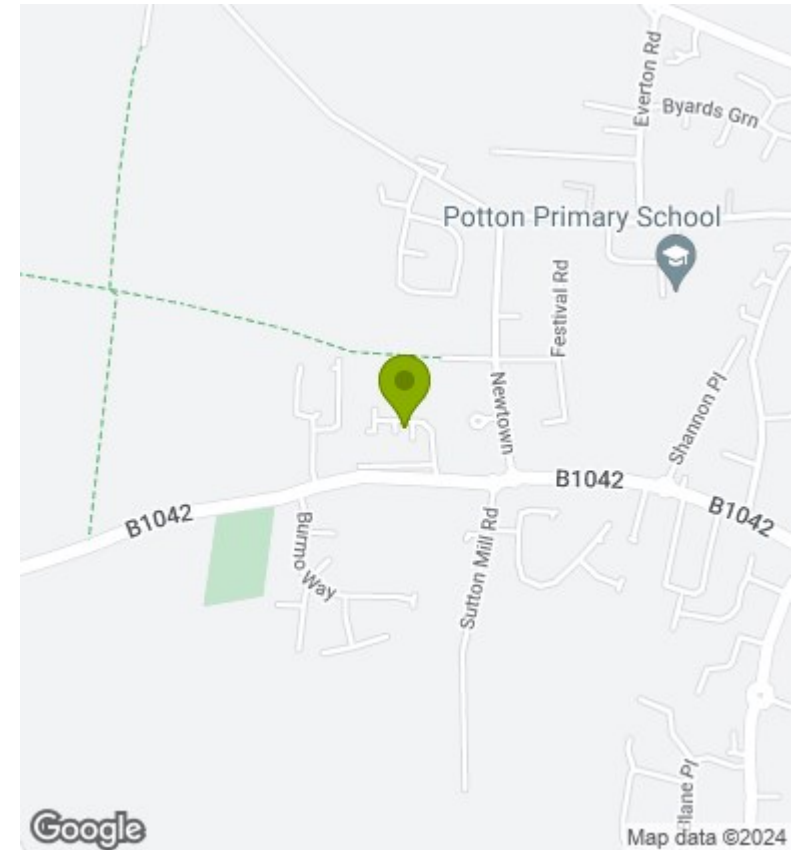




Ibbett Lane, Potton, SG19 2QU

Approximate Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	