



Ibbett Lane, Potton, Sandy

£285,000

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

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. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



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.

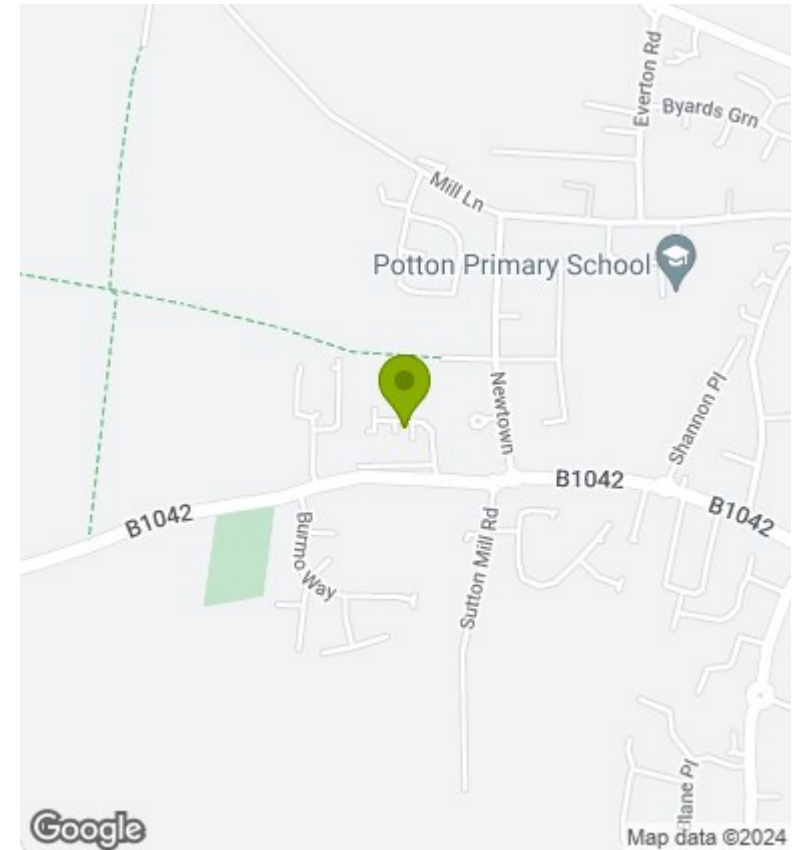




Ibbett Lane, Potton, SG19 2QU

Approximate Total Area: 64.2 m² ... 691 ft²

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) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	