



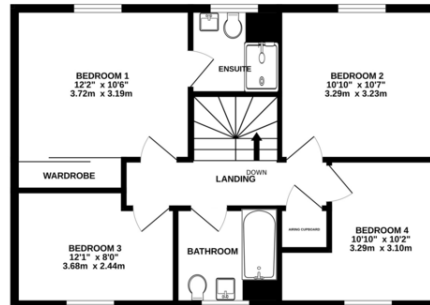
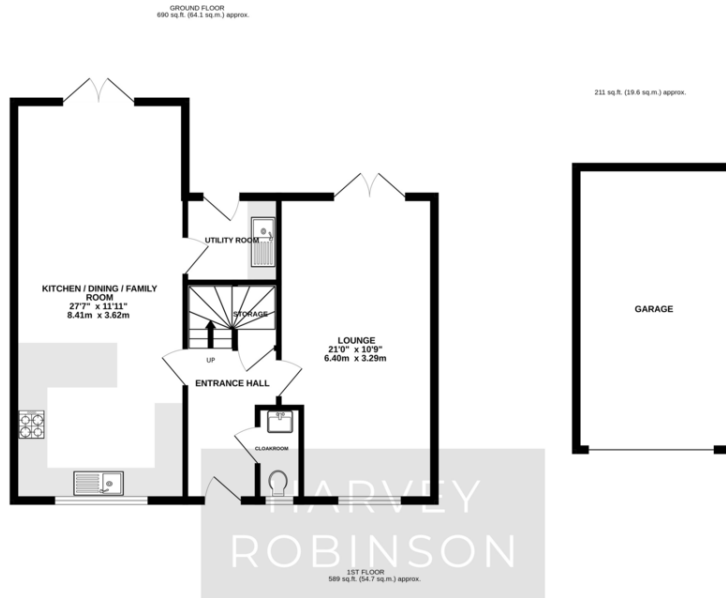
HARVEY ROBINSON

Guide Price
£500,000 to £525,000
16 Blane Place
Potton, SG19 2FQ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this impressive well-proportioned four double bedroom detached family home located on the hugely sought-after and highly regarded Mulberry Homes development in Potton. Constructed in 2020, in fantastic condition and with a range of upgrades throughout the expansive accommodation in brief consists of an entrance hall, cloakroom, a dual aspect 20ft-in-length Lounge and a large Kitchen/Dining/Family room with a part-vaulted ceiling and French-style doors leading out to the rear, along with a utility room completing the downstairs living space. Upstairs, the four double bedrooms with ensuite facilities to the main bedroom, and a family bathroom can be found leading off from the landing. Sitting in a generous sized plot, the enclosed large rear garden is primarily laid to lawn with side gated access from the front. Ample off road parking is conveniently located in front of the detached single garage adjacent to this home. Potton is serviced well with the Historic Georgian Square providing busy local shops to include convenience stores, hair salons, fish and chip bars, takeaways, public houses, hardware stores, a hotel and many more with the Town Clock being a focal point. Primary Schooling is also present. For the commuter, train stations providing access into London Kings Cross and St Pancras within the hour can be found at Biggleswade and Sandy towns. Situated on the outskirts of the town, the property has beautiful countryside walks on the doorstep, and is a short distance from the John O'Gaunt Golf Club – rated the number 1 course in Bedfordshire. For further information and to arrange a viewing, please contact our Biggleswade estate agent offices.

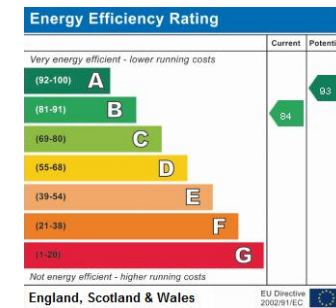






FAQs

Property Tenure: Freehold
 Property Constructed: 2020
 Council Tax Band: E
 Lower School Catchment: Potton Lower
 Middle School Catchment: Burgoyne
 Upper School Catchment: Sandy / Stratton
 Postcode for SatNav: SG19 2FQ
 What3Words Location: ///permit.claim.munch
 EPC Rating: B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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