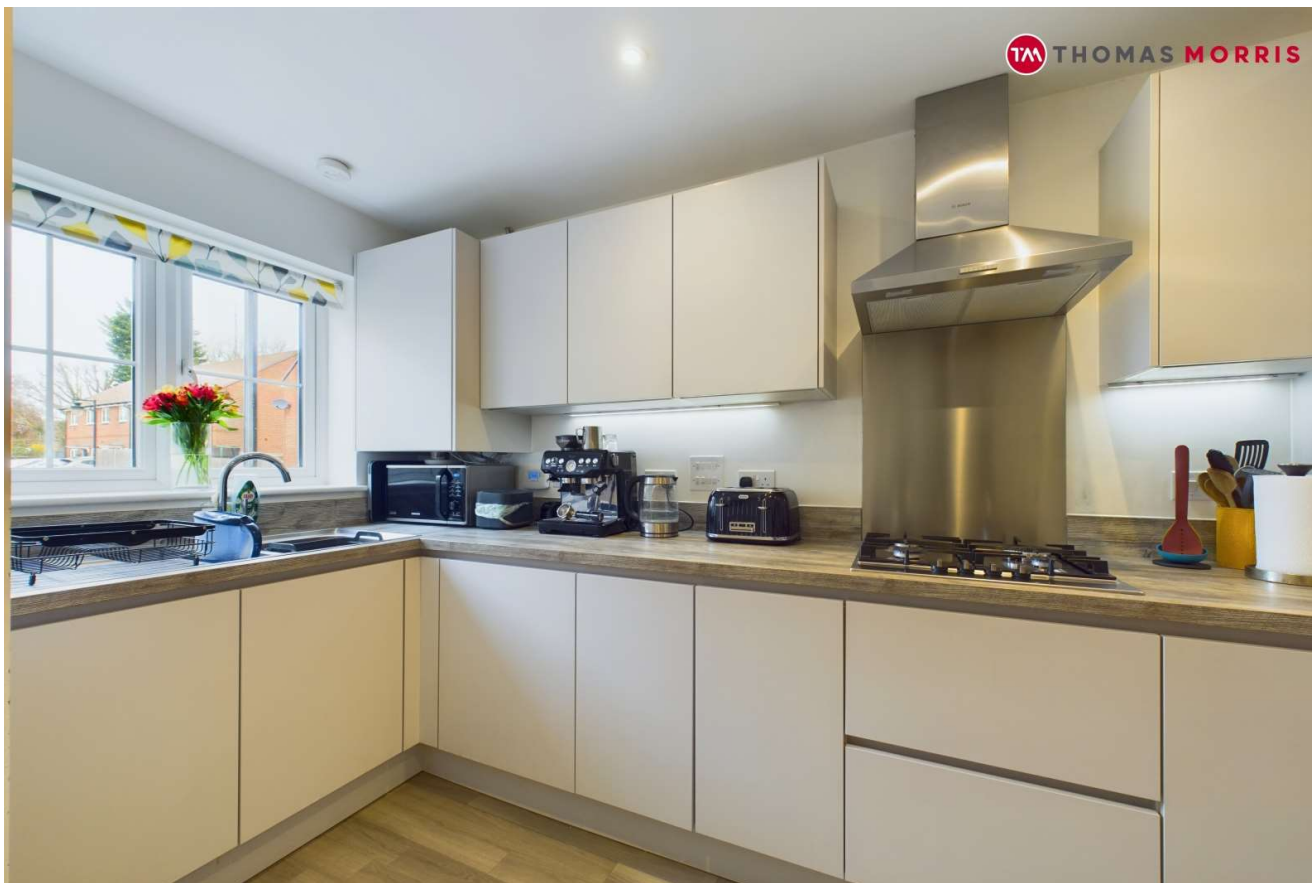




11 Lewis Corner, Potton, SG19 2FF



Asking Price: £375,000

Freehold

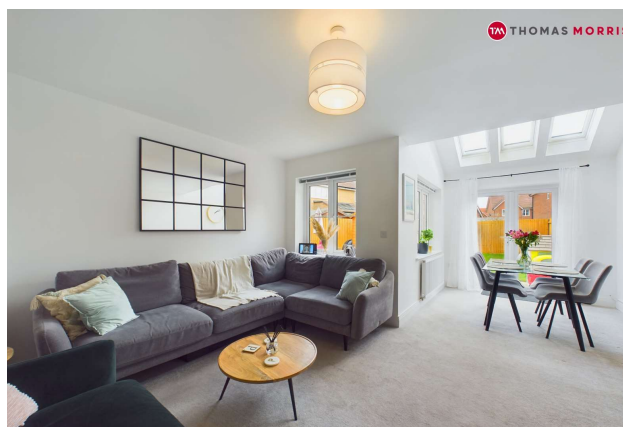
Lewis Corner, Potton, SG19 2FF

- Beautiful Three Bedroom Town House
- Semi Detached
- Excellently Presented Throughout
- Three Double Bedrooms
- Double En-Suite & Family Bath
- Upgraded
- New Build Warrantees
- Sought After Village Location
- Freehold
- Driveway & Further Parking

This stunning 3-bedroom townhouse on the Clover Gate development in the sought-after market town of Potton offers a unique design with an abundance of downstairs living space. The property features a beautifully fitted kitchen, downstairs cloakroom, and store, as well as a spacious open plan living/dining area with vaulted ceilings and French doors leading to the garden.

The first floor houses bedroom 1 and 3, along with a family bathroom. Bedroom 1 boasts ample built-in storage and an en-suite for added convenience. The second floor is home to bedroom 2, complete with its own en-suite, making it ideal for guests.

Outside, you will find a double length driveway and an enclosed rear garden, featuring a lawn area, small patio, and shed. The property is conveniently located near the market square, A1M Motorway, and Sandy mainline station only a 2.6 mile drive away. Don't miss out on the opportunity to own this exceptional townhouse in a prime location.



Property Type - Freehold

EPC - B/86

Council Tax Band - D

Local Authority - Central Beds

Accommodation

Ground Floor

Hallway

WC

Kitchen 14'10" x 7'7" (4.52m x 2.3m).

Living/Dining Room 20'10" x 14'7" (6.35m x 4.45m).



First Floor

Bedroom 1 9' x 12'5" (2.74m x 3.78m).

En-Suite

Bedroom 3 9'9" x 7'8" (2.97m x 2.34m).

Family Bathroom

Second Floor

Bedroom 2 13'4" x 10'9" (4.06m x 3.28m).

En-Suite

Outside

Driveway

Rear Garden



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP

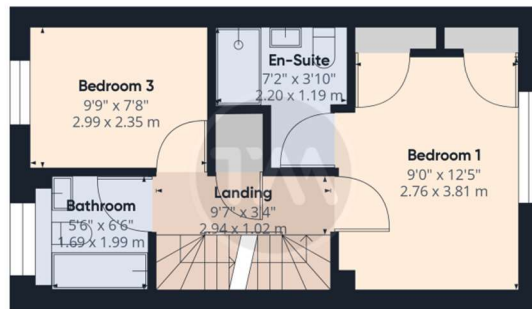
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enquiries@tm-biggleswade.co.uk

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Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1035.88 ft²
96.24 m²

Reduced headroom
14.3 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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