

Linnet Close, Sandy, Bedfordshire, SG19 2UH.
Asking Price £425,000



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Council Tax Band: E

If you need a home office or play/tv room and have a growing family, this house is perfect. Situated in a cul-de-sac on this sought after development this four bedroom detached property is just a short drive from the A1(M) and the market town of Sandy which has a mainline station which takes approximately 45 minutes into London Kings Cross. The property benefits from four generous bedrooms, with an en-suite to the master and a family bathroom. There is a family lounge, separate dining room and a study/TV/playroom. A well proportioned kitchen, utility room and downstairs WC complete this family home.

The driveway has scope to increase parking to accommodate up to five vehicles. Local amenities include a doctors surgery, a range of shops, restaurants, and a Tesco supermarket. A retail park and further shopping and facilities are available in Biggleswade a few miles away. We recommend that you book your viewing soon to avoid disappointment.

Entrance

4'6 x 3'8 (1.37m x 1.12m)

Accessed via the front door with double glazed inset windows, hardwood style flooring, cloaks hanging space, hardwood door with feature inset etched glass inserts leading into the lounge.

Living Room

15'5 x 13'6 (4.70m x 4.11m)

Double glazed box bay window to the front aspect, hardwood style flooring, access into the study/TV room and dining room, stairs leading upto the first floor.

Dining Room

9'4 x 7'7 (2.84m x 2.31m)

Double glazed french doors leading out to the rear garden, hardwood style flooring, wall mounted radiator, access into the kitchen.

Study/TV Room

16'5 x 8'0 (5.00m x 2.44m)

Double glazed window to the front aspect, inset spotlights and access into the lounge.

Kitchen

9'5 x 9'3 (2.87m x 2.82m)

Fitted with a range of base and wall mounted units with contrasting work tops, extractor hood, composite inset sink drainer, brick style tiled splashbacks, plumbing for a dishwasher, space for an American style fridge/freezer, double glazed window over looking the rear garden, door to the utility room, hardwood style flooring.

Utility Room

5'2 x 4'10 (1.57m x 1.47m)

Plumbed for a washing machine, wall mounted 'Worcester' boiler, wall mounted radiator, hardwood style flooring, glazed side door leading out to the garden.

Downstairs WC

4'11 x 3'8 (1.50m x 1.12m)

Double glazed opaque window to the rear aspect, low level WC, vanity wash hand basin, tiled mosaic splashbacks, wall mounted radiator.

Landing

9'0 x 4'11 (2.74m x 1.50m)

Doors to all of the rooms, access to the loft, built in airing cupboard.

Master Bedroom

13'5 x 10'2 (4.09m x 3.10m)

Double glazed window to the front aspect, wall mounted radiator, door to the Ensuite and access into bedroom four.

Ensuite

6'3 x 4'7 (1.91m x 1.40m)

Walk in shower with 'Mira' remotely controlled shower head, acrylic shower panels, low level WC, vanity wash hand basin with tiled splashbacks, wall mounted heated towel rail, double glazed opaque window to the front aspect, extractor fan.

Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)

Double glazed window to the front aspect, wall mounted radiator.

Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

Double glazed window to the rear aspect, wall mounted radiator, alcove wardrobe space.

Bedroom Four

9'4 x 6'6 (2.84m x 1.98m)

Double glazed window to the rear aspect, wall mounted radiator.

Family Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Double glazed opaque window to the rear aspect. Panel enclosed bath with mixer taps and remotely controlled 'Mira' shower over, split hinged shower door, acrylic splashback panels. Vanity wash hand basin with storage under and mixer tap over, low level WC, tiled splashbacks, wall mounted heated towel rail.

Rear Garden

Mainly laid to lawn with flower and shrub borders, patio area, timber enclosed fencing, side access to the front of the property. Outside light.

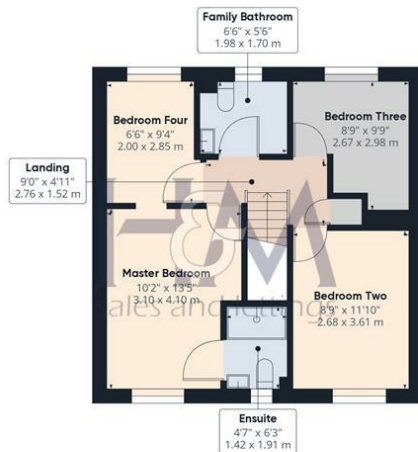
Frontage

Driveway for two vehicles but potential to create extra parking which could accommodate upto three further vehicles. Laid to lawn, side gate to the rear garden.





Floor 0



Floor 1

Approximate total area[®]

1032.53 ft²
95.92 m²

Reduced headroom

15.14 ft²
1.41 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

