



# Kennedy & Co.

15 Laburnum Road, Sandy

SG19 1HG

EPC: TBA

£269,950

- Spacious & Improved Two Double Bedroom Period Home
- Entrance Lobby
- Very Generous 21ft Lounge/Diner
- Modern Fitted Kitchen
- Re-Fitted Modern Bathroom
- Separate Utility Room
- Easy Maintenance Enclosed Rear Garden
- Front Garden



A superb opportunity to purchase this improved, well presented and surprisingly spacious two double bedroom period cottage, ideally situated in a sought after location within easy walking distance of the town centre.

This excellent property briefly boasts an entrance lobby, very spacious 21ft lounge/diner, fitted modern kitchen, recently re-fitted modern bathroom, separate utility room, and two double bedrooms.

Other benefits include uPVC double glazing throughout and gas to radiator central heating with combination boiler.

Externally the property benefits from a small front garden laid to slate shingle, and a fully enclosed easy maintenance non-overlooked rear garden.



Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

#### **PARTICULARS**

Timber double glazed patterned entrance door to:

#### **ENTRANCE HALL**

uPVC double glazed window to side elevation, laminated wood effect flooring, uPVC double glazed door to:

#### **LOUNGE/DINER**

21' 8" x 12' 7" (6.6m x 3.84m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, feature brick built open fireplace, vinyl wood effect flooring, stairs rising to first floor, sunken spotlighting, several small built in storage



cupboards, door to:

#### **KITCHEN**

12' x 7' 2" (3.66m x 2.18m) Window to rear elevation, fitted modern kitchen comprising of one bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of fitted base units incorporating built in oven, built in four burner induction hob, space for fridge, tiled to all splash areas, further range of wall mounted units, tiled flooring, open plan to inner lobby plus door to:

#### **UTILITY ROOM**

6' 5" x 5' (1.96m x 1.52m) uPVC double glazed French doors to rear elevation, large built in storage cupboards housing space and plumbing for washing machine and tumble dryer, laminated wood effect flooring.

## INNER HALL

Generous built in storage cupboard, continued tiled flooring, door to:

## BATHROOM

uPVC double glazed obscure window to rear elevation, wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, fully tiled to all splash areas, tiled flooring, extractor fan, coving to ceiling.

## FIRST FLOOR

## LANDING

Access to loft space, communicating doors to:

## MASTER BEDROOM

12' 9" x 11' 1" (3.89m x 3.38m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, feature Victorian style cast iron fireplace.

## BEDROOM TWO

10' 1" x 9' 9" (3.07m x 2.97m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, built in storage cupboard housing gas combination boiler.

## EXTERNALLY

## FRONT

Small front garden enclosed by brick wall, mainly laid to slate shingle with gated pathway to entrance door.

## REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly laid to artificial lawn with shrub borders, raised timber decking seating area to rear of garden, outside tap, gated access to side.





**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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