



# Kennedy & Co.

141 St. Neots Road, Sandy

SG19 1BU

EPC: E

£450,000

- Stunning Three Bedroom Victorian Detached Home Dating Back To 1885
- Spacious Sitting Room With Wood Burner
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Separate Re-Fitted Modern Utility Room
- Study and Re-Fitted Modern Cloakroom
- Re-Fitted Modern First Floor Family Bathroom
- Front Garden and Landscaped 90ft Main Garden





Dating back to 1885, this stunning immaculately presented three bedroom detached period home has undergone thorough renovation and improvement, and offers a wealth of character and charm throughout, along with spacious accommodation and a very generous corner plot with 90ft main garden and outbuildings, plus private parking for two vehicles.

This fine property briefly boasts an entrance hall, 13ft x 12ft sitting room with wood burner, separate 13ft x 12ft dining room, re-fitted modern kitchen, re-fitted modern utility room, small study, re-fitted cloakroom and re-fitted first floor family bathroom.

Other benefits include uPVC double glazed sash style windows, gas to radiator central heating with combination boiler and a wealth of character features throughout.

Externally the property offers a well maintained front garden, private driveway providing off road parking for two vehicles, and an enclosed landscaped main garden approaching 90ft in length with detached brick built outbuilding.

Early viewings on this delightful home are strongly advised.

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

Feature original timber entrance door to:

## ENTRANCE HALL

Stairs rising to first floor, solid oak flooring, sunken spotlighting, communicating pine doors to:

## SITTING ROOM

13' 5" x 12' (4.09m x 3.66m) Dual aspect room, feature uPVC double glazed sash style bay window to side elevation and uPVC double glazed sash style window to front elevation, two feature traditional column radiators, feature cast iron wood burner with stone hearth, continued solid oak flooring, coving to ceiling, sunken spotlighting, recessed shelving with lighting.

## DINING ROOM

13' 5" x 12' (4.09m x 3.66m) uPVC double glazed sash style window to front elevation, two feature traditional column radiators, feature fireplace with stone hearth, large built in under stairs storage cupboard, continued solid oak flooring, coving to ceiling, sunken spotlighting, door to:

## KITCHEN

12' x 11' (3.66m x 3.35m) uPVC double glazed sash style window to front elevation, double panel radiator, re-fitted modern kitchen comprising ceramic butler sink with feature flexible mixer tap over, solid oak work surfaces with integrated drainer, range of base units incorporating space and plumbing for dishwasher, space for American style fridge/freezer, 900mm cooker range, further range of wall mounted units incorporating built in stainless steel microwave, wall mounted gas combination boiler, solid oak flooring, sunken spotlighting, doorway to:

## UTILITY ROOM

7' 7" x 5' 10" (2.31m x 1.78m) uPVC double glazed sash style window to side elevation, further split level stable style door to side elevation, re-fitted matching utility room comprising one bowl stainless steel sink/drainage unit, solid oak work surface, range of fitted base units incorporating space and plumbing for

washing machine, space for tumble dryer, further range of wall mounted units, solid oak flooring, sunken spotlighting, communicating doors to:

## STUDY

5' 5" x 5' (1.65m x 1.52m) uPVC obscure double glazed sash style window to front elevation, single panel radiator, solid oak flooring, sunken spotlighting.

## CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted low level W.C, solid oak flooring, sunken spotlighting.

## FIRST FLOOR - LANDING

uPVC double glazed window to rear elevation, feature Victorian style cast iron fireplace, coving to ceiling, sunken spotlighting, communicating stripped pine doors to:

## MASTER BEDROOM

13' 5" x 12' (4.09m x 3.66m) Dual aspect room, uPVC double glazed sash style windows to both front and side elevations, two double panel radiators, feature Victorian style cast iron fireplace, built in storage cupboard over stairs, sunken spotlighting, coving to ceiling.

## BEDROOM TWO

12' x 9' 2" (3.66m x 2.79m) uPVC double glazed sash style window to front elevation, double panel radiator, coving to ceiling, sunken spotlighting.

## BEDROOM THREE

12' x 6' 2" (3.66m x 1.88m) uPVC double glazed sash style window to front elevation, double panel radiator, coving to ceiling, sunken spotlighting.





### BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, feature wash hand basin with mixer tap over, panelled bath with wall mounted mixer tap over and fitted shower over, vinyl wood effect flooring, fully tiled to two elevations, extractor fan, sunken spotlighting.

### EXTERNALLY

#### FRONT

Enclosed front garden with gated quarry tiled pathway to entrance door, mainly laid to lawn with small hedgerow border and mature tree and shrub beds, gated access to:

#### MAIN GARDEN

Approaching 90ft - Fully enclosed landscaped garden, extensive sandstone two tiered paved patio area, laid to lawn with shrub beds retained by sleepers, large established tree lined border for privacy, outside tap, gated access to driveway providing off road parking for 2/3 vehicles, pathway leading to covered area with timber shed and door to:

### BRICK OUTBUILDING

14' 3" x 9' 3" (4.34m x 2.82m) Brick built detached workshop/store, window to front elevation, power and light connected.

**COUNCIL TAX BAND** Tax band D

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

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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.