



Kennedy & Co.

78 Glebe Road, Sandy

SG19 1LL

EPC: E

£289,950

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Entrance Hall
- Spacious 15ft Lounge
- Garage & Driveway
- Separate Dining Room
- Fitted Kitchen
- Family Bathroom
- Front Garden
- Generous Rear Garden



A superb opportunity to purchase this spacious three bedroom semi-detached family home, offered with no upward chain, boasting a spacious 15ft lounge, dining room and kitchen, occupying a generous plot with larger than average rear garden, driveway and garage, ideally situated in a quiet popular location within walking distance of the town centre.

This property would benefit from modernisation and improvement, and briefly boasts an entrance hallway, spacious 15ft lounge, fitted kitchen, separate dining room, family bathroom and three bedrooms.

Other benefits include no upward chain. double glazing throughout, and gas to radiator central heating.

Externally this home benefits from an established front garden, generous enclosed rear garden, single garage, and driveway providing off road parking.

Offered with no chain, early viewings are strongly encouraged.

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

Obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

LOUNGE

15' 3" x 10' 7" (4.65m x 3.23m) Two uPVC double glazed windows to front elevation, gas fire.

DINING ROOM

8' 3" x 8' (2.51m x 2.44m) Double glazed sliding patio doors to rear elevation, single panel radiator, walkway to:

KITCHEN

11' 3" x 7' (3.43m x 2.13m) Double glazed window to rear elevation and double glazed door to rear elevation, single panel radiator, fitted kitchen comprising one and a half bowl sink/drainers unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, space and plumbing for washing machine and space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, vinyl flooring,

large built in under stairs pantry cupboard.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

11' 3" x 10' 1" (3.43m x 3.07m) Double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

BEDROOM TWO

10' 6" x 8' 7" (3.2m x 2.62m) Double glazed window to front elevation, single panel radiator, built in storage cupboard.

BEDROOM THREE

7' 5" x 6' 3" (2.26m x 1.91m) Double glazed window to front elevation, single panel radiator.

BATHROOM

Obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas.

EXTERNALLY

FRONT

Mainly laid to lawn, mature tree and shrub beds, pathway to side with gated access to:

REAR GARDEN

Fully enclosed generous rear garden, initial paved patio area, mainly laid to lawn, established trees and shrubs, gated access to rear leading to:

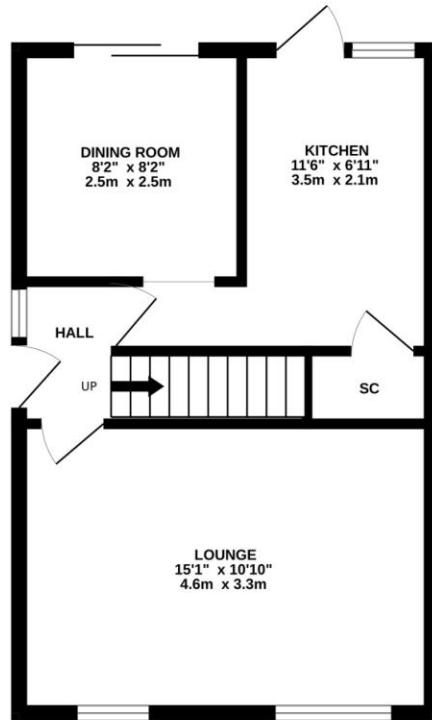
GARAGE

Single garage, up and over door.

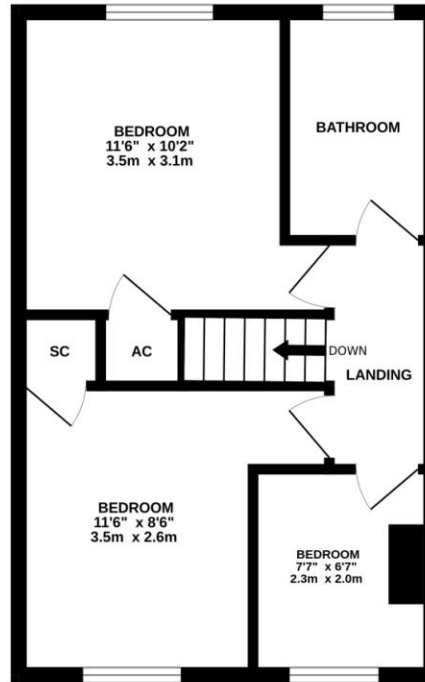
Driveway providing off road parking for one vehicle in front.



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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.