



Kennedy & Co.

1 Longfield Road, Sandy

SG19 1LJ

EPC: D

£279,950

- Greatly Extended Two Double Bedroom Period Home
- **No Upward Chain!**
- Very Generous 22ft Lounge/Diner
- Spacious 14ft Re-Fitted Modern Kitchen/Breakfast Room
- Large First Floor Four Piece Bathroom
- Driveway For One Car
- Fully Enclosed Rear Garden
- Car Port Providing Covered Vehicle Storage



A superb opportunity to purchase this much improved, greatly extended and very spacious two large double bedroom period home, benefitting from no upward chain, large room sizes, off road parking and car port, ideally situated within a short walk of the town centre.

This fine property briefly boasts a very spacious 22ft lounge/diner, generous 14ft re-fitted modern kitchen/breakfast room, larger than average four piece first floor family bathroom and two very good sized bedrooms.

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

Externally the property benefits from a small front garden with off road parking for one vehicles, secure car port to side providing covered vehicle storage, and generous fully enclosed rear garden with several timber outbuildings.

Offered with no upward chain, early viewings are strongly recommended on this ideal first time or investment property.

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

uPVC obscure double glazed entrance door to:

LOUNGE/DINER

22' 2" x 11' 10" (6.76m x 3.61m) Dual aspect room, uPVC double glazed windows to both front and side elevations, two double panel radiators, stairs rising to first floor with under stairs storage cupboard, coving to ceiling, archway to:

KITCHEN/BREAKFAST ROOM

14' 4" x 10' 7" (4.37m x 3.23m) Dual aspect room, uPVC double glazed window to side elevation, uPVC double glazed French doors to rear elevation plus further uPVC double glazed door to side elevation, double panel radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, built in cooker range, built in dishwasher and built in fridge/freezer all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, ideal space for table and chairs, coving to ceiling.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

14' 4" x 10' 7" (4.37m x 3.23m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes, coving to ceiling.

BEDROOM TWO

11' 1" x 10' 8" (3.38m x 3.25m) uPVC double glazed window to front elevation, single panel radiator, built in range of bedroom furniture plus built in airing cupboard housing hot water cylinder, coving to ceiling.

BATHROOM

11' 3" x 5' 9" (3.43m x 1.75m) Generous family bathroom, uPVC double glazed window to side elevation, single panel radiator, modern fitted four piece white suite comprising low level W.C, wash hand basin, panelled bath and fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, coving to ceiling.

EXTERNALLY

FRONT

Small front garden area with off road parking for one vehicle to side leading to:

CARPORT

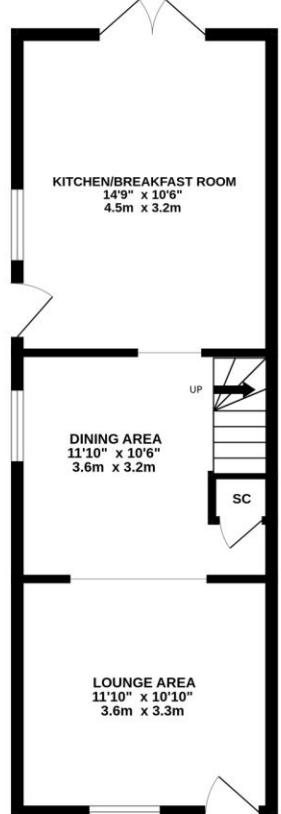
Up and over door, secure dry vehicle storage for one car or multiple bikes, outside tap, open plan design to:

REAR GARDEN

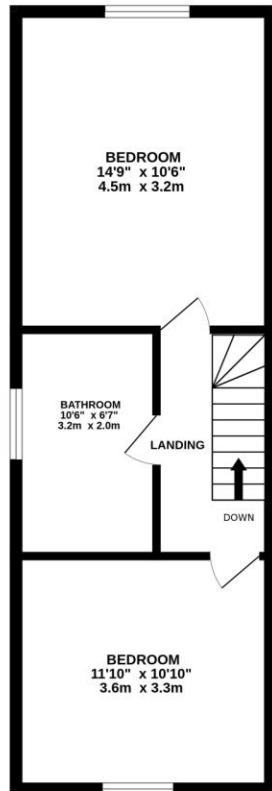
Fully enclosed rear garden, initial paved patio area, mainly laid to lawn, three generous timber stores, one with power and light connected.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate. 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 operation or efficiency can be given.
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council