



LOVETT
Sales & Lettings

Offers Over
£585,000



7 Ivy Close, Station Road, Tempsford, Sandy, SG19 2AU

- Detached family home
- Four double bedrooms / Two shower rooms
- Overlooking open fields to front
- Private gated development
- 3.2 miles to Sandy Train Station
- Easy access to A1

Full Description

ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor with cupboard under. Radiator. Doors to WC, study, family room, living room, dining room and kitchen.

WC

Two-piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Radiator.

STUDY

7' 0" x 6' 0" (2.13m x 1.83m)

Window to front. Radiator. Telephone point. Built in desk and wall mounted cupboards.

FAMILY ROOM

17' 4" x 10' 0" (5.28m x 3.05m)

Windows to front and rear. Currently used as a fifth bedroom. Radiator. Door to garage.

DINING ROOM

11' 7" x 8' 11" (3.53m x 2.72m)

Window to front. Radiator.

KITCHEN/BREAKFAST ROOM

18' 7" x 10' 3" (5.66m x 3.12m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Plumbing for washing machine and built in dishwasher. Radiator. Window to rear. Door to side.

LIVING ROOM

19' 5" x 11' 7" (5.92m x 3.53m)

Window to side. Windows and doors to conservatory. TV and telephone point. Three radiators.

CONSERVATORY

14' 1" x 10' 9" (4.29m x 3.28m)

Brick and UPVC built conservatory. Pitched glass roof. Doors to side. Tiled floor. Electric heaters.



LANDING

Windows to front and rear. Cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

BEDROOM ONE

13' 11" x 12' 9" (4.24m x 3.89m)

Window to rear. Radiator. Range of fitted wardrobes and dressing table. Door to en-suite.

ENSUITE

Three-piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Window to rear.



BEDROOM TWO

15' 7" x 14' 0" (4.75m x 4.27m)

Dormer window to front. Velux window to side. Radiator. Fitted wardrobes and built in office area. Plumbing available to create en-suite if required.

BEDROOM THREE

11' 7" x 10' 3" (3.53m x 3.12m)

Window to front. Radiator. Fitted wardrobes.

BEDROOM FOUR

11' 7" x 8' 11" (3.53m x 2.72m)

Window to front. Radiator



SHOWER ROOM

Refitted three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Heated towel rail. Velux window to side.

GARAGE

17' 4" x 10' 0" (5.28m x 3.05m)

Oversize single garage with electric roller door. Power and light. Personal door to rear.



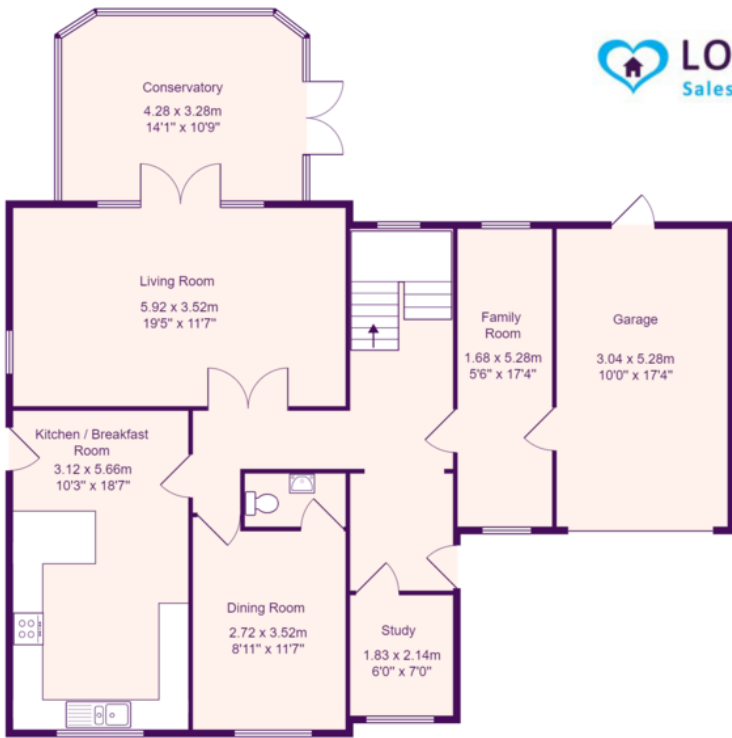
REAR GARDEN

South facing rear garden mainly laid to lawn with large patio areas. Gated access to side. Two storage sheds. Outside tap.

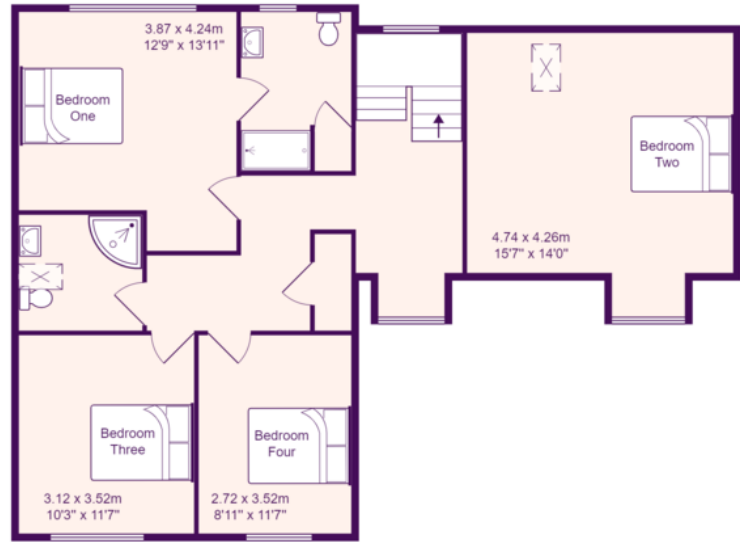
FRONT GARDEN

Recently re-shingled driveway providing off road parking for several vehicles. Shared private road with security gates. Laid to lawn and open views to duck pond and farmland.





Ground Floor
 Area: 111.5 m² ... 1200 ft²



First Floor
 Area: 85.7 m² ... 922 ft²

Total Area: 197.2 m² ... 2123 ft²

All measurements are approximate and for display purposes only