



Kennedy & Co.

Laburnum Road, Sandy

SG19 1HG

EPC: TBA

£289,950

- Extremely Well Presented Two Double Bedroom Period Home
- Hugely Improved Throughout
- Sitting Room
- Re-Fitted Modern Kitchen/Breakfast Room
- Re-Fitted Utility Room
- Re-Fitted Modern En-Suite To Master Bedroom
- Re-Fitted Modern Bathroom/En-Suite To Guest Bedroom
- Fantastic 185ft Rear Garden



A truly wonderful opportunity to purchase this extremely well presented and hugely improved two double bedroom delightful period home, benefitting from a driveway providing parking for two vehicles and a fantastic 185ft enclosed rear garden with converted brick built outbuildings including a home studio and garden bar, ideally situated in a sought after area of within easy walking distance of the town centre.

This fine property briefly boasts a spacious sitting room, re-fitted modern kitchen/breakfast room, re-fitted modern utility room, re-fitted modern en-suite shower room to the master bedroom, plus a re-fitted modern en-suite/bathroom to the guest bedroom.

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

Externally this superb property benefits from a shingled driveway providing off road parking for two vehicles, very generous enclosed rear garden approximately 185ft in length, and brick built outbuildings all with power and light connected, converted to a home studio ideal for working from home, garden bar and re-fitted outside W.C.

Early viewings are strongly recommended on this 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

Composite obscure double glazed entrance door to:

LOUNGE

12' x 11' 5" (3.66m x 3.48m) uPVC double glazed window to front elevation, feature column radiator, feature cast iron fireplace with wooden surround, sunken spotlighting, laminated wood effect flooring, doorway to:

KITCHEN/BREAKFAST ROOM

12' x 10' 4" (3.66m x 3.15m) uPVC double glazed window to rear elevation, feature column radiator, re-fitted modern kitchen comprising one bowl ceramic sink unit with mixer taps over, feature work surfaces with integrated drainer, range of base units incorporating built in stainless steel oven with built in stainless steel microwave oven over, built in four burner electric hob, space for fridge and freezer, further range of wall units incorporating fitted extractor hood, ideal space for table and chairs, laminated wood effect flooring, sunken spotlighting, doorway to:

UTILITY ROOM

7' 10" x 5' 2" (2.39m x 1.57m) uPVC double glazed door to side elevation, re-fitted utility room incorporating range of built in base units with work surface over, space and plumbing for washing machine, further range of wall mounted units, laminated wood effect flooring, extractor fan, sunken spotlighting, stairs rising to first floor.

FIRST FLOOR

LANDING

Sunken spotlighting, communicating doors to:

MASTER BEDROOM

12' x 11' 6" (3.66m x 3.51m) (Maximum measurements) uPVC double glazed window to front elevation, feature column radiator, feature cast iron Victorian style fireplace, laminated wood effect flooring, access to loft space, door to:

ENSUITE

Re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

10' 2" x 9' (3.1m x 2.74m) uPVC double glazed window to rear elevation, feature column radiator, laminated wood effect flooring, sunken spotlighting, door to:

ENSUITE/BATHROOM

Large double glazed Velux window, wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all elevations, tiled flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

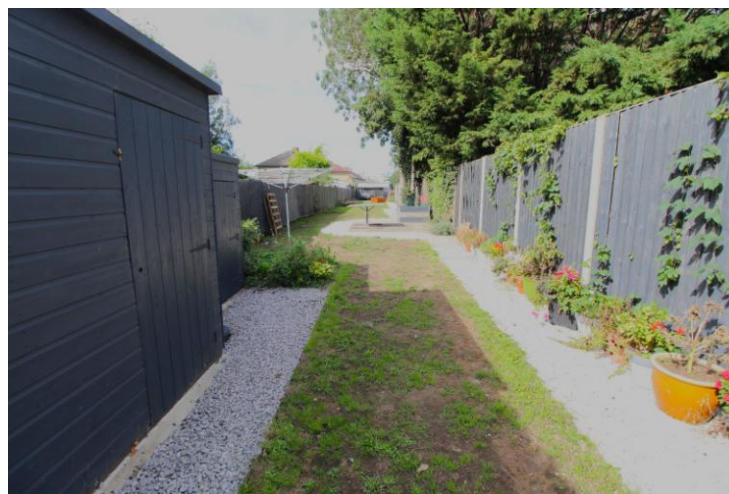
Shingled driveway providing off road parking for two vehicles, door to side leading to covered passage with access to:

REAR GARDEN

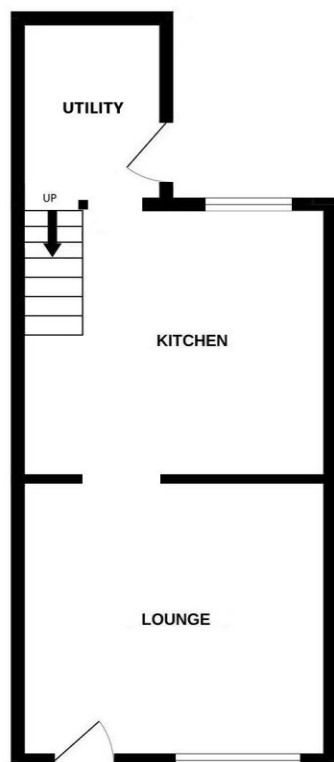
Approx. 185ft in length. Fully enclosed rear garden, initial generous paved patio area with outside tap and outside power points, large mainly laid to lawn area with shingled seating area and further paved patio area, two timber sheds, neighbouring right of way access, personnel doors to:

BRICK BUILT GARDEN BAR

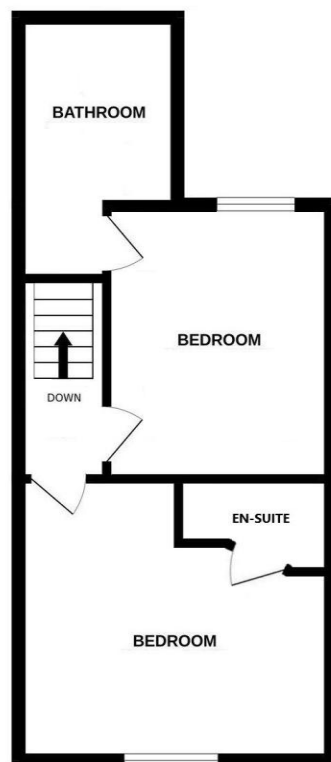
8' x 5' 5" (2.44m x 1.65m) Fully dry lined with power and light connected, roller shutter window to side elevation, sunken spotlighting, built in seating area, tiled flooring, access to loft storage space.



GROUND FLOOR



1ST FLOOR



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.

BRICK BUILT HOME STUDIO

6' 5" x 5' 1" (1.96m x 1.55m) Fully dry lined with power and light connected, soundproofed and currently used as music room, vinyl wood effect flooring, sunken spotlighting, ideal for working from home.

BRICK BUILT W.C

Fully dry lined with power and light connected, re-fitted modern low level W.C with built in wash hand basin over with mixer tap, tiled flooring, sunken spotlighting.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

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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 are 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