



Kennedy & Co.

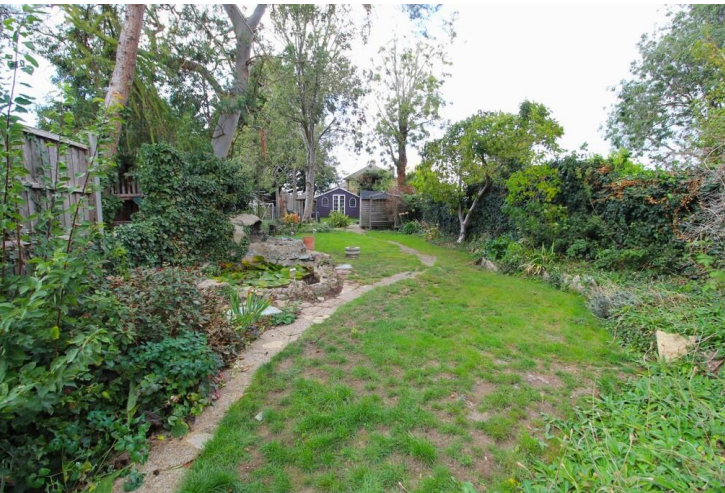
Laburnum Road, Sandy

SG19 1HG

EPC: D

£375,000

- Delightful Victorian Three Bedroom Semi-Detached Home With **No Chain**
- Sitting Room With Cast Iron Woodburner
- Separate 14ft Dining Room
- Re-Fitted Modern Kitchen
- Separate Utility Room
- Office/Study and Store Room
- Family Bathroom
- Driveway Providing Off Road Parking For 2 Cars
- Garden In Excess of 200ft



A very unique and rare opportunity to purchase this delightful extended three bedroom semi-detached Victorian home dating back to 1862, situated on an established plot with a fantastic rear garden in excess of 200ft in length plus driveway providing off road parking for two cars, offered with no upward chain and situated within a sought after location within a short walk of the town centre.

This superb home briefly boasts an entrance hall, sitting room with cast iron wood burner, separate 14ft dining room, re-fitted modern kitchen, separate utility room, family bathroom, office/study, store room and three first floor bedrooms.

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



Externally this home offers driveway to side providing off road parking for two vehicles, superb established rear garden in excess of 200ft in length with extensive paved patio area, and a detached summerhouse/garden store.

Early viewings are highly recommended on this unique home.

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:

ENTRANCE HALL

Single panel radiator, quarry tiled flooring, stairs rising to first floor, door to:



SITTING ROOM

12' 5" x 11' 6" (3.78m x 3.51m) uPVC double glazed window to front elevation, single panel radiator, feature cast iron wood burner with stone hearth and brick surround, laminated wood effect flooring, built in under stairs storage cupboard, exposed ceiling beams, doorway to:

DINING ROOM

14' 2" x 10' 6" (4.32m x 3.2m) uPVC double glazed window to side elevation, single panel radiator, feature open fireplace with wooden surround, exposed ceiling beams, wooden and part tiled flooring, latched door to:

KITCHEN

9' 10" x 9' (3m x 2.74m) uPVC double glazed window to side elevation, re-fitted modern kitchen comprising one bowl ceramic sink with mixer tap over, solid stone work surfaces with integrated drainer, range of base units incorporating space and plumbing for dishwasher

and 1100mm cooker range, further range of wall mounted units incorporating 1100mm extractor hood, tiled flooring, sunken spotlighting, communicating doors to:

BATHROOM

Initial vanity area with wooden flooring leading through to main bathroom, single panel radiator, fitted four piece suite comprising low level W.C, wash hand basin, bath with mixer tap over plus separate shower cubicle with fitted shower over, tiled to all splash areas, wooden flooring, extractor fan, built in airing cupboard housing hot water cylinder.

UTILITY ROOM

11' 10" x 9' 2" (3.61m x 2.79m) Two windows to side elevation plus door to side elevation, strip panel radiator, range of built in units, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, sunken spotlighting, latched door to:

OFFICE/STUDY

11' 5" x 7' 5" (3.48m x 2.26m) Window to side elevation, door to side elevation (not currently in use), single panel radiator, sunken spotlighting, door to:

STORE ROOM

9' x 6' 3" (2.74m x 1.91m) Windows to both rear and side elevations, door to side elevation.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 5" x 10' (3.78m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, built in wardrobes plus built in walk-in wardrobe over stairs with uPVC double glazed window to front elevation.

BEDROOM TWO

8' 1" x 8' (2.46m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

11' 3" x 5' 10" (3.43m x 1.78m) uPVC double glazed window to rear elevation, single panel radiator.

EXTERNALLY

FRONT

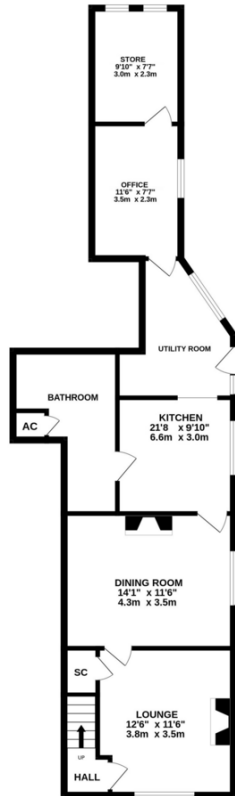
Mono-block paved driveway to side providing off road parking for two vehicles, gated access to side leading to:

REAR GARDEN

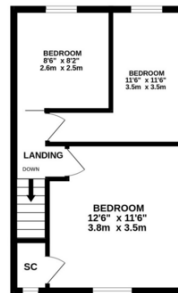
In excess of 200ft in length. Initial extensive paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders and beds, delightful garden fish pond, timber shed, personnel doors to:



GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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SUMMERHOUSE/GARDEN ROOM

14' x 12' (4.27m x 3.66m) Two windows to front elevation, ideal as garden room or conversion to home office/gym etc.

COUNCIL TAX BAND

Tax band C

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 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