



Kennedy & Co.

St. Neots Road, Sandy

SG19 1BS

EPC: D

O.I.E.O £350,000

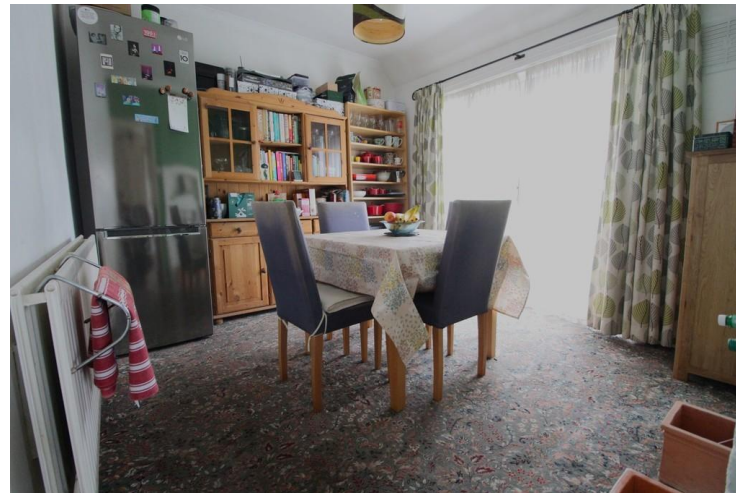
- Delightful 2/3 Double Bedroom
- Detached Double Fronted Period Home
- Entrance Lobby and Entrance Hall
- Spacious 13ft Lounge With Bay Window
- Generous 13ft Family Room/Bedroom With Bay Window
- Separate Dining Room
- Fitted Kitchen
- Re-Fitted Modern FOUR Piece Family Bathroom
- Gated Driveway Providing Ample Secure Off Road Parking With EV Charger



A very unique opportunity to purchase this delightful and spacious double bay fronted two/three double bedroom detached period home, situated on an established wrap-around plot with secure gated off road parking and double garage, boasting generous room sizes and an ideal sought after location.

This superb home briefly boasts an entrance lobby and entrance hall, generous bay fronted 13ft lounge, spacious 13ft family room/bedroom three, fitted kitchen, separate dining room and spacious re-fitted modern first floor 4 piece bathroom plus two 13ft first floor double bedrooms.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced boiler, and character features throughout.



Externally this home offers a secure gated wrap-around plot with established front garden, driveway to side providing ample off road parking for several vehicles with EV charger, detached double garage with power and light connected, plus a mature rear garden with storage area to side.

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 double glazed entrance door to:



ENTRANCE LOBBY

uPVC double glazed windows to front and side elevations, uPVC double glazed door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, built in storage cupboard, original tiled flooring in place under the carpet, picture rail, communicating doors to:

LOUNGE

13' x 11' (3.96m x 3.35m) uPVC double glazed bay window to front elevation, double panel radiator, feature open fireplace, coving to ceiling.

FAMILY ROOM/BEDROOM THREE

13' x 11' (3.96m x 3.35m) uPVC double glazed bay window to front elevation, double panel radiator, picture rail.

KITCHEN

10' x 10' (3.05m x 3.05m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed obscure door to side elevation, double panel radiator, fitted kitchen comprising of one bowl stainless steel sink/drainers unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for cooker, tiled to splash areas, range of wall mounted units, coving to ceiling, built in storage cupboard, door to:

DINING ROOM

10' 7" x 9' 7" (3.23m x 2.92m) uPVC double glazed French doors to rear elevation, double panel radiator, coving to ceiling.

FIRST FLOOR - LANDING

uPVC double glazed window to front elevation, access to loft space, picture rail, communicating doors to:

MASTER BEDROOM

13' x 11' (3.96m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, picture rail.

BEDROOM TWO

13' x 11' (3.96m x 3.35m) uPVC double glazed window to front elevation, double panel radiator.

BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted chrome heated towel rail, re-fitted modern four piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, freestanding bath with mixer tap over, fully tiled shower enclosure with fitted shower over, tiled to all splash areas, luxury vinyl tiled effect flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Retained and enclosed by brick wall, mainly laid to lawn with mature tree and shrub borders, gated pathway to entrance door, gated driveway to side providing secure ample off road parking for several vehicles with EV charger, leading to:

DOUBLE GARAGE

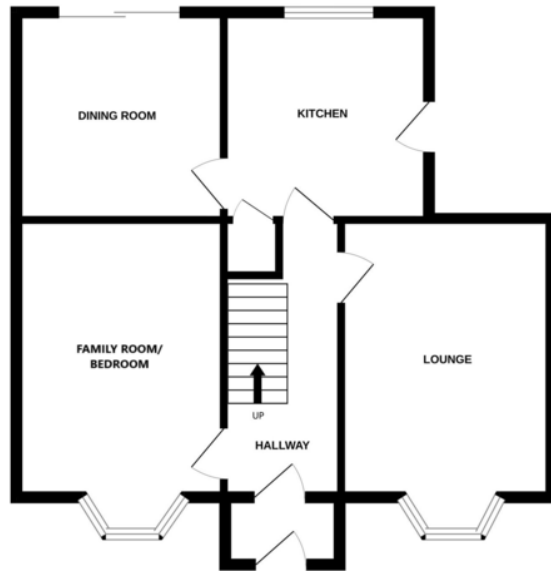
Detached double garage, up and over door, power and light connected, window to rear elevation plus two windows to side elevation.

REAR GARDEN

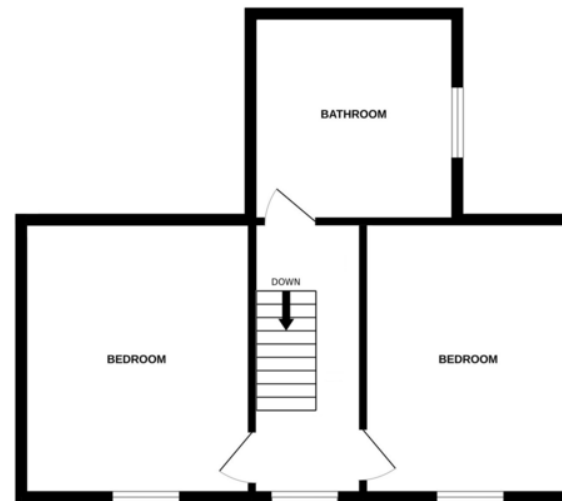
Initial paved patio area, mainly laid to lawn with mature tree and shrub borders, shingled storage area to side.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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