



**Kennedy
& Co.**

Longfield Road, Sandy

SG19 1LJ

EPC: D

£275,000

- Two Double Bedroom Period Home
- Very Good Condition Throughout
- Dining Room With Open Fireplace
- Sitting Room
- Re-Fitted Modern Kitchen
- Rear Lobby With Cloakroom
- Spacious FOUR Piece First Floor Bathroom
- Large Enclosed Rear Garden



A fantastic opportunity to purchase this improved, spacious and well presented two double bedroom period home, benefitting from two generous reception rooms, re-fitted kitchen and first floor four piece bathroom, ideally situated within a short walk of the town centre.

This fine property briefly boasts a sitting room, separate dining room with open fireplace, re-fitted modern kitchen, rear lobby with cloakroom, and fitted FOUR piece first floor family bathroom plus two double bedrooms.

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



Externally the property benefits from an enclosed easy maintenance front garden, and generous fully enclosed rear garden approaching 60ft in length with replaced fencing.

Early viewings are strongly recommended on this ideal first time or investment property.

PARTICULARS

uPVC obscure double glazed entrance door to:

DINING ROOM

11' 6" x 11' (3.51m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, feature open fireplace, laminated wood effect flooring, coving to ceiling, door to:



LOUNGE

13' 7" x 11' 5" (4.14m x 3.48m) Double panel radiator, feature living flame gas fireplace with wooden surround and marble hearth, feature stripped pine flooring, stairs rising to first floor, coving to ceiling, doorway to:

KITCHEN

11' 8" x 6' 8" (3.56m x 2.03m) uPVC double glazed window to rear elevation, single panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, wood effect rolled top work surfaces, range of fitted base units incorporating space for cooker, space for fridge/freezer and space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, built in breakfast bar, tiled flooring, coving to ceiling, door to:

REAR LOBBY

uPVC obscure double glazed door to rear elevation, wall mounted gas combination boiler replaced in 2019, tiled flooring, door to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, communicating feature stripped pine doors to:

MASTER BEDROOM

11' 6" x 11' (3.51m x 3.35m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

BEDROOM TWO

11' x 9' 1" (3.35m x 2.77m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard over stairs, coving to ceiling.

BATHROOM

Spacious bathroom, uPVC double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted four piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring.

EXTERNALLY

FRONT

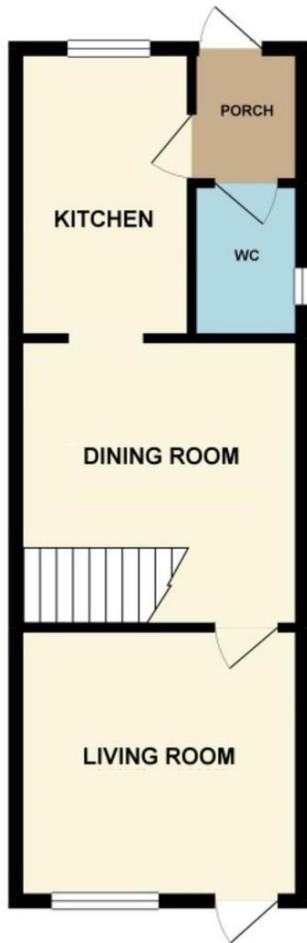
Easy maintenance fully enclosed front garden, pathway to entrance door, shingled areas with trees and shrubs, pathway to side with access gate to:

REAR GARDEN

Approaching 60ft in length, fully enclosed with all new fencing, initial patio area with outside tap, mainly laid to lawn with tree and shrub borders, timber shed.



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.

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 and 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