



Kennedy & Co.

20 Northcroft, Sandy

SG19 1JJ

EPC: E

£349,950

- Superb Three Bedroom Bay Fronted Semi-Detached Period Home
- **No Upward Chain!**
- Entrance Lobby & Entrance Hall
- Spacious Lounge With Open Plan Dining Room
- Fitted Kitchen
- 19ft uPVC Double Glazed Conservatory
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Driveway For 1-2 Cars



A wonderful opportunity to purchase this delightful three bedroom semi-detached bay fronted period home, ideally situated a highly sought after location within very easy walking distance of the town centre and train station, benefitting from no upward chain and spacious accommodation.

This excellent property briefly boasts an entrance lobby and entrance hall, generous sitting room with bay window, open plan dining room, fitted kitchen, generous 19ft uPVC double glazed conservatory, re-fitted first floor family bathroom, and three bedrooms.

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

Externally the property offers a front garden with driveway providing off road parking for one-two vehicles, and an enclosed rear garden with brick outbuildings.

Early viewings are strongly encouraged.

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

uPVC double glazed entrance door to:

ENTRANCE LOBBY

Quarry tiled flooring, original timber entrance door to:

ENTRANCE HALL

Feature stained glass windows, uPVC double glazed window to side elevation, double panel radiator, stairs rising to first floor with storage area beneath, laminated wood effect flooring, communicating doors to:

DINING ROOM

12' 6" x 10' 5" (3.81m x 3.18m) uPVC double glazed sliding patio doors to conservatory, double panel radiator, laminated wood effect flooring, coving to ceiling, open plan design to:

LOUNGE

13' 2" x 11' 5" (4.01m x 3.48m) uPVC double glazed bay window to front elevation, double panel radiator, feature cast iron wood burner, laminated wood effect flooring, coving to ceiling.

KITCHEN

9' x 9' (2.74m x 2.74m) uPVC double glazed window to side elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating space for cooker, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood and wall mounted gas combi boiler, tiled flooring, uPVC double glazed door to:

CONSERVATORY

19' 6" x 10' 5" (5.94m x 3.18m) uPVC double glazed brick based conservatory, double panel radiator, tiled flooring, power and light points.

FIRST FLOOR - LANDING

uPVC double glazed window to side elevation, communicating doors to:

MASTER BEDROOM

13' 4" x 12' 6" (4.06m x 3.81m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM TWO

13' 4" x 11' 5" (4.06m x 3.48m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring.

BEDROOM THREE

7' 10" x 6' 3" (2.39m x 1.91m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring.

BATHROOM

uPVC obscure double glazed window to rear elevation, re-fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl flooring, built in storage recess, sunken spotlighting, access to loft space.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for 1-2 vehicles, mainly laid to lawn with mature tree and shrub borders, gated access to side leading to:

REAR GARDEN

Enclosed rear garden, generous paved patio area, mainly laid to lawn, personnel doors to:

BRICK W.C

Window to rear elevation, low level W.C, wash hand basin, tiled flooring, power and light connected.

BRICK BUILT OUTBUILDING

Window to front elevation, ceramic butler sink, space and plumbing for washing machine, power and light connected.





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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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.