



**Kennedy  
& Co.**

42 Laburnum Road, Sandy  
SG19 1HY

EPC: D

O.I.E.O £375,000

- Greatly Extended Four Bedroom Semi-Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Generous 17ft x 12ft Lounge
- Spacious 15ft Kitchen/Diner
- Utility Area & Study
- Further Reception Room
- Large 13ft Family Bathroom
- Driveway Providing Off Road Parking For 2 Cars
- Non-Overlooked Rear Garden



An excellent opportunity to purchase this excellent greatly extended four bedroom semi-detached family home, boasting versatile accommodation with three reception rooms, re-fitted cloakroom and utility room, plus a driveway for two vehicles and non-overlooked rear garden, situated in a quiet sought after location within easy walking distance of the town centre.

The property briefly boasts an entrance hallway with re-fitted modern cloakroom, spacious 17ft x 12ft lounge, generous 15ft kitchen/diner, separate modern utility area, study/playroom, further reception room, four bedrooms and a larger than average 13ft family bathroom.

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

Externally this superb home benefits from a driveway providing off road parking for two vehicles, brick built side storage area, and fully enclosed non-overlooked private rear garden.

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 HALL**

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, coving to ceiling, communicating doors to:

#### **CLOAKROOM**

Re-fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, vinyl tiled effect flooring, sunken spotlighting, extractor fan.

#### **UTILITY ROOM**

Fitted stainless steel sink unit with mixer tap over, wood effect work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, vinyl tiled effect flooring, sunken spotlighting, extractor fan.

#### **STUDY/PLAY ROOM**

7' x 6' 7" (2.13m x 2.01m) uPVC double glazed window to front elevation, laminated wood effect flooring.

## LOUNGE

17' 3" x 12' 10" (5.26m x 3.91m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, coving to ceiling, double doorway to:

## KITCHEN/DINER

15' 10" x 10' 3" (4.83m x 3.12m) uPVC double glazed window to rear elevation plus uPVC double glazed sliding patio doors to rear elevation, single panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob over, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl wood effect flooring, built in storage cupboard, coving to ceiling, ideal area for table and chairs, door to:

## RECEPTION ROOM

10' x 7' 1" (3.05m x 2.16m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, single panel radiator, recently replaced wall mounted gas boiler, sunken spotlighting, coving to ceiling, door to hallway. Ideal for several uses such as breakfast room, home office or larger utility room.

## FIRST FLOOR

### LANDING

Access to loft space, communicating doors to:

### MASTER BEDROOM

12' 7" x 9' 5" (3.84m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, two built in double wardrobes, coving to ceiling.

## BEDROOM TWO

15' x 7' 2" (4.57m x 2.18m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

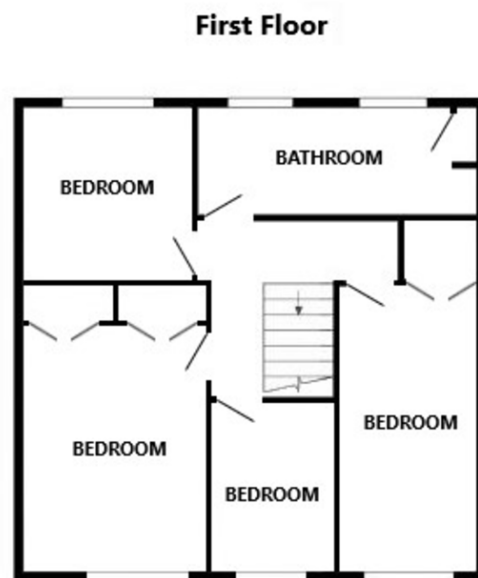
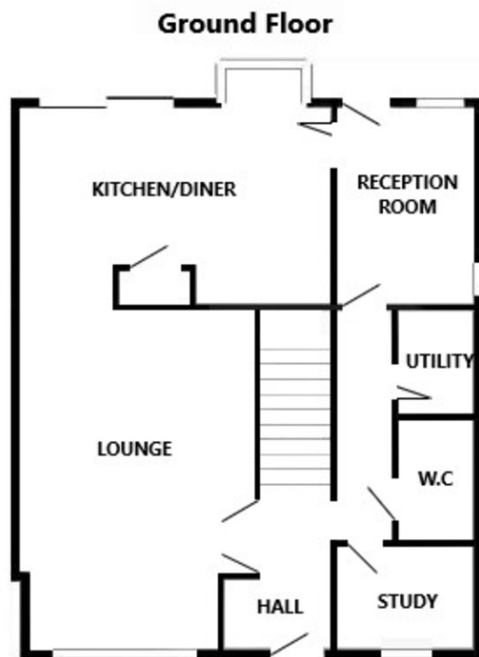
## BEDROOM THREE

9' x 8' 9" (2.74m x 2.67m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

## BEDROOM FOUR

8' 9" x 6' 2" (2.67m x 1.88m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard and shelving recess.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 D  
**TENURE** Freehold  
**LOCAL AUTHORITY** Central Bedfordshire Council

### BATHROOM

13' (3.96m) Larger than average bathroom, two uPVC obscure double glazed windows to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, coving to ceiling, sunken spotlighting, vinyl flooring, built in airing cupboard.

### EXTERNALLY

#### FRONT

Driveway providing off road parking for two vehicles, uPVC double glazed door to side leading to:

#### BRICK BUILT STORE

Brick built storage area to side, door leading to:

#### REAR GARDEN

Fully enclosed non-overlooked rear garden, initial generous paved patio area, mainly laid to artificial lawn.

### AGENTS NOTE

Since the EPC was issued, our vendor has installed a new gas boiler in November 2022.

### OFFICE

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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.