



Kennedy & Co.

44 Laburnum Road, Sandy
SG19 1HY

EPC: D * No Upward Chain! *

£299,950

- Spacious Three Bedroom Semi-Detached Home
- Potential To Extend (STPP)
- Spacious 16ft x 13ft Lounge
- Single Garage
- Generous 16ft Kitchen/Diner
- Re-Fitted Modern Shower Room
- Fully Enclosed Larger Than Average Non-Overlooked Rear Garden
- Off Road Parking



A superb opportunity to purchase this spacious three bedroom semi-detached family home, offered with no upward chain, boasting 16ft lounge and 16ft kitchen/diner, occupying a generous corner plot with much larger than average non-overlooked rear garden, situated in a quiet sought after location within easy walking distance of the town centre. The property also offers potential to extend to the side (STPP).

The property briefly boasts an entrance hallway, spacious 16ft x 13ft lounge, generous 16ft kitchen/diner, re-fitted modern shower room and three bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and replaced gas to radiator smart central heating with all new radiators and recently replaced combination boiler.

Externally this superb home benefits from private off road parking for one/two vehicles, single garage with power & light connected, and a much larger than average fully enclosed non-overlooked rear garden.

Offered with no upward chain, 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 obscure double glazed door to:

ENTRANCE HALL

Coving to ceiling, door to:

LOUNGE

16' x 13' 3" (4.88m x 4.04m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with brick surround, stairs rising to first floor, coving to ceiling, double doors to:

KITCHEN/DINER

16' x 10' 3" (4.88m x 3.12m) uPVC double glazed door to rear elevation plus uPVC double glazed sliding patio doors to rear elevation, double panel radiator, fitted kitchen comprising one and a half bowl sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for cooker, space for fridge, space for freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, part laminated wood effect flooring, ideal space for table and chairs, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, two built in storage cupboards, access to loft space, communicating doors to:

MASTER BEDROOM

12' 10" x 9' 6" (3.91m x 2.9m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

BEDROOM TWO

8' 10" x 8' 9" (2.69m x 2.67m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, built in storage recess, coving to ceiling.

BEDROOM THREE

8' 8" x 6' 2" (2.64m x 1.88m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted rain shower over, tiled to all splash areas, vinyl wood effect flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Retained by dwarf brick wall, gated paved pathway to entrance door, gated access to side leading to:

REAR GARDEN

Fully enclosed larger than average rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, gated access to rear leading to:

GARAGE

Up and over door, power and light connected.

Off road parking for 1 or 2 vehicles in front.



Laburnum Road, Sandy, SG19 1HY



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
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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.