



# Kennedy & Co.

84 St. Neots Road, Sandy

SG19 1LG

EPC: D

£450,000

- Three Double Bedroom Detached Victorian Home
- Spacious 15ft Sitting Room
- Generous 15ft Family Room
- Excellent 16ft Re-Fitted Kitchen/Diner
- Entrance Hall & Rear Entrance Lobby
- Re-Fitted First Floor Family Bathroom
- Established Front Garden With Potential For Parking
- Generous Fully Enclosed Rear Garden



**A very rare opportunity to acquire this superb, very well presented and improved three double bedroom Victorian detached residence, occupying a corner plot with beautifully established gardens and boasting spacious accommodation with two 15ft reception rooms, within easy walking distance to the town centre.**

**This fantastic home briefly boasts an entrance hall, 15ft sitting room, 15ft family room, excellent 16ft solid beech kitchen/diner, rear entrance lobby, modern first floor family bathroom and three generous double bedrooms.**

**Other benefits include character features such as solid wooden flooring and solid wooden doors, uPVC double glazing throughout replaced in 2022, gas to radiator central heating with new combination replaced in 2023, and a replacement flat roof to the extension in 2022.**

**Externally this wonderful home benefits from a mature corner plot with established front garden with potential to create off road parking, plus fully enclosed delightful rear garden with paved patio sun-trap areas.**

**Early viewings are highly recommended to appreciate the size of this property.**

### **PARTICULARS**

Replaced composite obscure entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor with built in storage cupboard under, solid wooden flooring, coving to ceiling, feature oak communicating doors to:

### **LOUNGE**

15' 4" x 10' 4" (4.67m x 3.15m) uPVC double glazed bay window to front elevation, single panel radiator, continued solid wooden flooring, coving to ceiling, twin doors to:

### **REAR LOBBY**

Dual aspect, windows to side and rear elevations, tiled flooring, door to garden, potential to convert to cloakroom/W.C (STPP), plus door to:

### **KITCHEN/DINER**

16' 9" x 11' 8" (5.11m x 3.56m) Dual aspect room, uPVC double glazed windows to both rear elevation and side elevations, double panel radiator, re-fitted solid beech kitchen comprising of one and a half bowl composite sink drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for cooker, space and plumbing for dishwasher, space for

fridge and fridge/freezer, complimentary tiling to all splash areas, further range of wall mounted units with feature display unit and full under unit lighting, wall mounted gas combination boiler replaced in 2023, tiled flooring, ideal area for table and chairs, door to:

### **FAMILY ROOM**

15' 4" x 10' 4" (4.67m x 3.15m) uPVC double glazed bay window to front elevation, single panel radiator, solid wooden flooring, coving to ceiling.

### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed windows to both front elevation and side elevations, single panel radiator, access to loft space with fitted loft ladder, coving to ceiling, communicating wooden doors to:

### **MASTER BEDROOM**

13' 5" x 10' 9" (4.09m x 3.28m) Triple aspect room, uPVC double glazed windows to front, side and rear elevations, double panel radiator, coving to ceiling.

### **BEDROOM TWO**

13' 8" x 10' 8" (4.17m x 3.25m) Dual aspect room, uPVC double glazed windows to both front elevation and side elevation, single panel radiator, coving to ceiling.

### **BEDROOM THREE**

11' 8" x 10' 3" (3.56m x 3.12m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### **BATHROOM**

uPVC double glazed obscure window to side elevation, double panel radiator, fitted modern three piece suite comprising of low level W.C, wash hand basin,

panelled bath with fitted shower over, fully tiled to all splash areas, vinyl tiled effect flooring.

### **EXTERNALLY**

#### **FRONT**

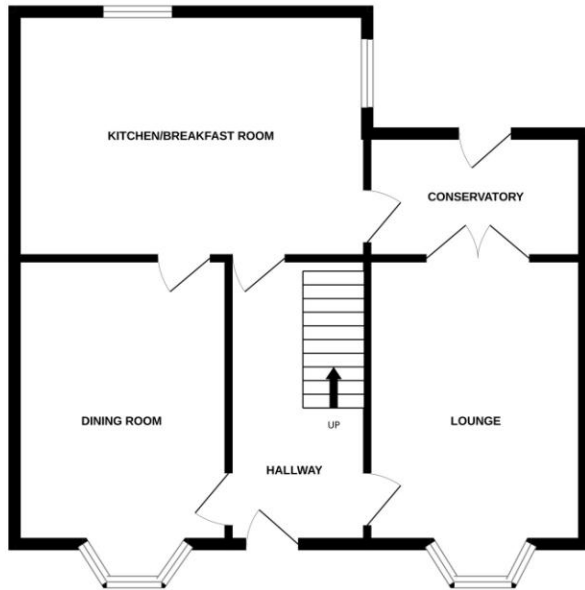
Fully enclosed front garden, established and mature tree and shrub beds, potential to create off road parking with dropped kerb already in place, feature 'burnt slate' paved pathways to entrance door and side access gate leading to:

#### **REAR GARDEN**

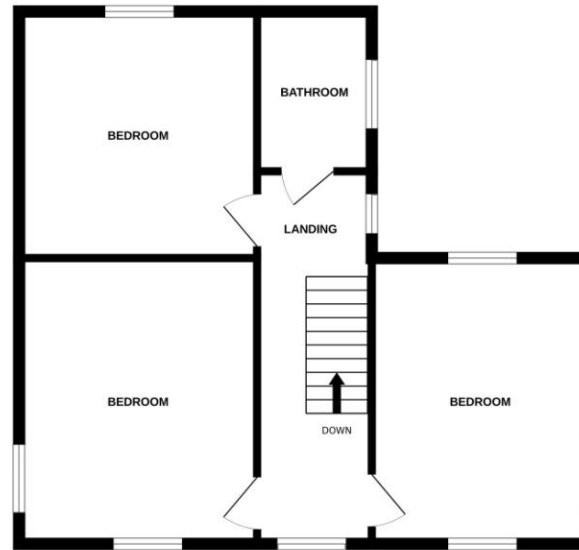
Fully enclosed delightful rear garden, mainly laid to lawn with mature tree and shrub borders, further raised brick shrub beds, continued 'burnt slate' paved pathway with outside tap leading to generous paved patio/sun trap areas, two timber sheds, outside lighting and outside power point, gated access to side.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band E

**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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