



**Kennedy
& Co.**

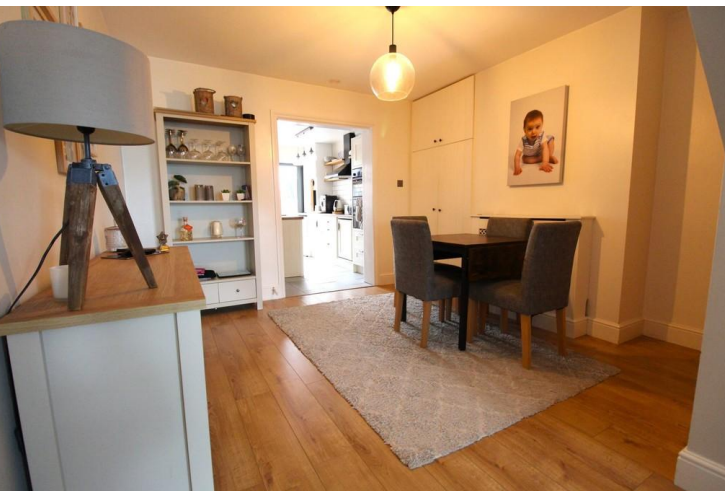
10 Longfield Road, Sandy

SG19 1LJ

EPC: D

£285,000

- Much Improved Three Bedroom Period Home
- Entrance Hall
- Sitting Room
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Conservatory/Study
- Re-Fitted Family Bathroom
- Generous Enclosed Rear Garden



A wonderful opportunity to purchase this very well presented and improved three bedroom period home, boasting separate reception rooms and a modern re-fitted kitchen, plus conservatory/study and a generous enclosed rear garden, situated within a short walk of the town centre Sandy.

The property briefly boasts an entrance hallway, sitting room and separate dining room, modern fitted kitchen, re-fitted modern bathroom, conservatory/study, plus three bedrooms.

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

Externally this superb home benefits from an easy maintenance front garden, generous easy maintenance enclosed rear garden, and off road parking available via separate negotiation.

Early viewings are strongly encouraged.

PARTICULARS

uPVC double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed windows to front and both side elevations, electric heater, laminated wood effect flooring, uPVC double glazed door to:

LOUNGE

11' 8" x 11' (3.56m x 3.35m) uPVC double glazed window to front elevation with fitted shutter blind, double panel radiator with feature fretwork cover plus feature strip panel radiator, two built in double doored storage cupboards, feature brick built fireplace, laminated wood effect flooring, built in bespoke under stairs storage cupboard, open plan design to:

DINING ROOM

11' x 10' 6" (3.35m x 3.2m) Double panel radiator with feature fretwork cover, laminated wood effect flooring, built in storage cupboard, door leading to stairs rising to first floor, double doorway to:

KITCHEN

11' 2" x 6' 4" (3.4m x 1.93m) Re-fitted kitchen comprising one and a half bowl composite sink/drainage unit with mixer tap over, wood effect work surfaces, range of base units incorporating space and plumbing for washing machine, space for tumble dryer, built in double oven, built in four burner electric hob, built in dishwasher with matching door, tiled to all splash areas, fitted extractor hood, wall mounted gas combi boiler, fitted shelving units, tiled flooring, recess area with space for American style fridge/freezer, door to bathroom plus doorway to:

CONSERVATORY/STUDY

9' 5" x 7' 4" (2.87m x 2.24m) uPVC double glazed French doors to rear elevation, electric heater, laminated wood effect flooring.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin set into drawer unit with mixer tap over, panelled bath with fitted shower over, tiled to all elevations, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

11' x 9' 7" (3.35m x 2.92m) uPVC double glazed window to rear elevation with fitted shutter blind, double panel radiator, range of built in sliding wardrobes.

BEDROOM TWO

11' x 9' 5" (3.35m x 2.87m) uPVC double glazed window to front elevation with fitted shutter blind, double panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

12' 3" x 5' 10" (3.73m x 1.78m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator.

EXTERNALLY

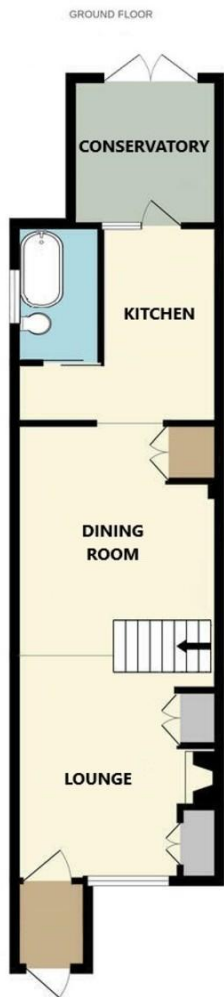
FRONT

Mainly laid to slate shingle with raised shrub planters, storage space for bins, paved pathway to entrance door, allocated parking available via separate negotiation.

REAR GARDEN

Fully enclosed generous rear garden, initial raised timber decking area, mainly laid to artificial lawn with shingled borders, paved area to rear with timber shed, gated access to side leading to side walkway leading to front garden.





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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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