



Kennedy & Co.

145 St. Neots Road, Sandy

SG19 1BU

EPC: C

£299,950

- Fantastic Extended Two/Three Bedroom Home
- Lounge With Cast Iron Wood Burner
- Excellent 16ft x 12ft Re-Fitted Modern Kitchen/Diner
- Utility Room/Side Lobby
- Re-Fitted Modern Bathroom
- Fully Insulated Adjoining Garden Room/Home Office
- Modern En-Suite To Master Bedroom
- Loft Room/Bedroom Three



A wonderful opportunity to purchase this extended and hugely improved two/three bedroom period home, which has undergone many improvements whilst retaining a wealth of character and charm, benefitting from the addition of a superb loft room/bedroom and excellent adjoining garden room/home office, whilst also boasting a larger than average delightful rear garden.

This fine property now briefly boasts a sitting room with cast iron wood burner, fantastic 16ft x 12ft re-fitted open plan kitchen/diner, re-fitted modern family bathroom, utility room/side lobby, adjoining fully insulated garden room/home office, two double bedrooms with modern en-suite to the master bedroom and a further superb loft room currently used as bedroom three.



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

Externally the property benefits from an easy maintenance front garden, and a delightful fully enclosed rear garden with generous timber store.

Early viewings are strongly recommended to appreciate this ideal first time or investment property.

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

Composite obscure double glazed entrance door to:



LOUNGE

12' 5" x 11' 4" (3.78m x 3.45m) uPVC double glazed window to front elevation, double panel radiator, feature cast iron wood burner with stone hearth and mantel, original wooden flooring, door to:

KITCHEN/DINER

16' 8" x 12' 4" (5.08m x 3.76m) uPVC double glazed window to rear elevation and picture window to utility room, feature double glazed skylight window, feature strip panel radiator, re-fitted modern kitchen area comprising ceramic sink unit with mixer tap over, solid wood work surfaces, range of fitted base units incorporating space and plumbing for dishwasher, space and plumbing for washing machine, space for 1000mm cooker range, tiled to all splash areas, further range of wall mounted units, vinyl tiled effect flooring, ideal space for table and chairs, stairs rising to first floor with feature driftwood spindles and storage space beneath, built in storage cupboard housing gas

combination boiler, walkway to utility room plus door to:

BATHROOM

uPVC double glazed obscure window to rear elevation, wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, feature stone wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, vinyl flooring, extractor fan.

UTILITY ROOM/SIDE LOBBY

11' 5" x 3' 5" (3.48m x 1.04m) Two double glazed skylight windows, tiled flooring, door to:

REAR LOBBY

Covered walkway/rear lobby with access to side plus door to:

GARDEN ROOM/HOME OFFICE

12' x 8' 1" (3.66m x 2.46m) uPVC double glazed sliding patio doors to garden and uPVC double glazed window to front elevation, fully dry lined and insulated, power and light connected, feature stone tiled flooring, ideal home office, play room or gym etc.

FIRST FLOOR

LANDING

Single panel radiator, communicating doors to:

MASTER BEDROOM

11' 4" x 10' 7" (3.45m x 3.23m) uPVC double glazed window to rear elevation, feature strip panel radiator, coving to ceiling, built in storage cupboard over stairs, door to:

ENSUITE

Modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan, coving to ceiling.

BEDROOM TWO

12' 5" x 8' 5" (3.78m x 2.57m) uPVC double glazed window to front elevation, feature cast iron Victorian style fireplace, storage space under stairs.

LOFT ROOM/BEDROOM THREE

10' 10" x 10' 5" (3.3m x 3.18m) Stairs rising to loft room with uPVC double glazed Velux window, storage space in roof eaves, ideal as a third bedroom or study etc.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts 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 is given as to their operability or efficiency at any time.
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EXTERNALLY

FRONT

Enclosed front garden with established trees and shrubs, gated pathway to entrance door.

REAR GARDEN

Fully enclosed delightful cottage style rear garden, initial Indian sandstone paved patio area with outside tap, mainly laid to artificial lawn with established tree and shrub borders and beds, personnel doors to:

TIMBER STORE

Generous timber store with veranda area ideal for use as a garden shed.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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17 Market Square
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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