



Kennedy & Co.

10 London Road, Sandy

SG19 1EX

EPC: Exempt

Offers In Excess Of £375,000

- Wonderful Grade II Listed Three Bedroom Detached
- Spacious 16ft x 15ft Dining Room With Open Fireplace
- Very Generous 18ft x 14ft Sitting Room With Open Fireplace
- 13ft Modern Fitted Kitchen
- Separate Utility Room
- Re-Fitted Four Piece Bathroom With Roll Top Bath
- Generous 14ft Master Bedroom
- Enclosed Rear Garden With Option For Parking



A very rare opportunity to purchase this wonderful Grade II listed three bedroom detached home, benefitting from surprisingly spacious accommodation including an 18ft x 14ft lounge and 16ft x 15ft dining room, and a wealth of character and charm throughout.

This fine property briefly boasts a very spacious 18ft x 14ft sitting room with open fireplace, separate 16ft x 15ft dining room with further open fireplace, modern fitted kitchen, separate utility room, re-fitted modern four piece bathroom with roll top bath, and three first floor bedrooms. Other benefits include from gas to radiator central heating with combination boiler.

Externally this fine home benefits from an enclosed front garden, and enclosed easy maintenance rear garden with an option for secure off road parking with double gates.



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

Timber entrance door to:

DINING HALL

16' 8" x 15' (5.08m x 4.57m) Secondary glazed bay window to front elevation, two double panel radiators and single panel radiator, two sets of stairs rising to first floor one with built in under stairs storage cupboard, feature brick built open fireplace, exposed ceiling and wall beams, communicating doors to:



SITTING ROOM

18' 1" x 14' 3" (5.51m x 4.34m) Dual aspect room, secondary glazed window to front elevation and glazed double doors to rear elevation, two double panel radiators, feature brick built open fireplace with brick hearth, exposed wall and ceiling beams.

KITCHEN

13' 8" x 6' (4.17m x 1.83m) Window to rear elevation and split level stable door to rear elevation, double panel radiator, re-fitted kitchen comprising feature one bowl ceramic sink/drainage unit with mixer taps over, high-gloss rolled top work surfaces, range of base units incorporating built in oven, built in four burner gas hob over, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, quarry tiled flooring, sunken spot lighting, door to:

UTILITY ROOM

6' 3" x 4' 9" (1.91m x 1.45m) Window to rear elevation, single panel radiator, re-fitted utility room comprising ceramic butler sink, high-gloss rolled top work surfaces, base units incorporating space and plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler, continued quarry tiled flooring, extractor fan.

BATHROOM

Obscure window to front elevation, single panel radiator, re-fitted luxury four piece white suite comprising low level W.C, wash hand basin with mixer tap over, feature roll top bath with mixer taps over plus fitted shower attachment over, fully tiled shower cubicle with fitted shower over, tiled flooring, exposed beams.

FIRST FLOOR

LANDING

Exposed beams, communicating latched doors to:

MASTER BEDROOM

14' 5" x 11' 6" (4.39m x 3.51m) (sloping ceilings) Dual aspect room, secondary glazed windows to both front and rear elevations, double panel radiator, exposed beams.

BEDROOM TWO

11' 6" x 9' 3" (3.51m x 2.82m) (sloping ceilings) Dual aspect room, windows to both front and rear elevations, double panel radiator, feature cast iron fireplace with exposed brick chimney, exposed beams, access to loft space.

BEDROOM THREE

11' 7" x 6' 9" (3.53m x 2.06m) (Measurements including staircase) Approached via secondary staircase from dining room, window to side elevation, double panel radiator, exposed beams.

EXTERNALLY

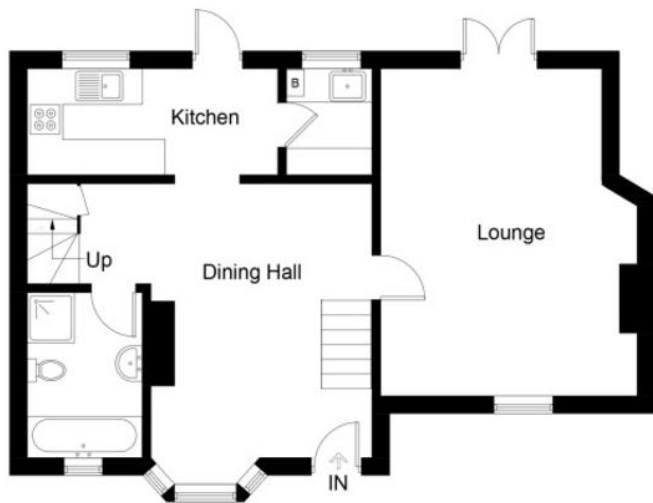
FRONT

Enclosed front garden, paved steps to entrance door, raised shingled tree and shrub borders, timber shed/summer house.

REAR GARDEN

Fully enclosed easy maintenance rear garden, initial paved patio area with outside tap, raised shingled areas with mature trees and shrubs, double gated access to side providing secure off road parking for one vehicle if needed.





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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