



# Kennedy & Co.

4 Longfield Road, Sandy

SG19 1LJ

EPC: E

£249,950

- THREE Bedroom Period Home
- **No Upward Chain!**
- Sitting Room
- Separate Dining Room
- Spacious Fitted Kitchen
- Bathroom & Separate W.C
- Generous Enclosed Rear Garden
- uPVC Double Glazing





An excellent opportunity to purchase this **THREE** bedroom period home, offered with no upward chain, boasting separate reception rooms and a spacious kitchen, plus a generous enclosed rear garden, situated within a short walk of the town centre Sandy.

The property briefly boasts a sitting room and separate dining room, spacious fitted kitchen, bathroom and separate W.C, plus three first floor bedrooms.

Other benefits include uPVC double glazing and no upward chain!

Externally this property benefits from an easy maintenance front garden, and generous easy maintenance enclosed rear garden.



Offered with no 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

Timber entrance door to:

### LOUNGE

11' 8" x 11' (3.56m x 3.35m) uPVC double glazed window to front elevation, wall mounted electric heater, gas fire, coving to ceiling, door to:



### DINING ROOM

11' 9" x 11' 1" (3.58m x 3.38m) uPVC double glazed window to rear elevation, gas fire, door leading to stairs rising to first floor, built in under stairs storage cupboard, coving to ceiling, sliding door to:

### KITCHEN

11' 10" x 7' 7" (3.61m x 2.31m) uPVC double glazed window to side elevation, fitted kitchen comprising one bowl stainless steel sink and double drainer unit, fitted work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for freeze, space for cooker, tiled to all splash areas, further range of wall mounted units incorporating wall mounted boiler, built in storage cupboard, doorway to:

### REAR LOBBY

uPVC double glazed door to side elevation, built in storage cupboard, tiled flooring, communicating doors to:

### BATHROOM

uPVC obscure double glazed window to rear elevation, fitted two piece white suite comprising wash hand basin and panelled bath with mixer tap plus shower attachment, tiled to all elevations, tiled flooring.

### SEPARATE W.C

uPVC double glazed window to rear elevation, fitted low level W.C, tiled to all elevations, tiled flooring.

### FIRST FLOOR

### LANDING

Access to loft space, communicating doors to:

### MASTER BEDROOM

11' 9" x 10' 10" (3.58m x 3.3m) uPVC double glazed window to front elevation, electric heater, built in storage cupboard.

### BEDROOM TWO

11' 2" x 9' 5" (3.4m x 2.87m) uPVC double glazed window to rear elevation, built in storage cupboard.

### BEDROOM THREE

12' 3" x 6' (3.73m x 1.83m) uPVC double glazed window to rear elevation.

### EXTERNALLY

### FRONT

Enclosed by dwarf brick wall, mainly laid to slate shingle, gated paved pathway to entrance door, shared access to side with private gate leading to:

### REAR GARDEN

Fully enclosed rear garden, easy maintenance with patio and laid to shingle areas, established tree and shrub beds, timber shed, outside tap.





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.

## COUNCIL TAX BAND

Tax band B

## 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.