



# Kennedy & Co.

13 Laburnum Road, Sandy

SG19 1HG

EPC: TBA

£269,950

- Two Double Bedroom End Terrace Home
- **No Upward Chain!**
- Sitting Room With Bay Window
- Separate Dining Room
- Spacious Modern Kitchen
- Re-Fitted Modern Shower Room
- Front Garden
- Enclosed Easy Maintenance Rear Garden





A wonderful opportunity to purchase this superb extended two double bedroom delightful end of terrace period home, benefitting from no upward chain, two generous reception rooms and a re-fitted modern shower room, situated in a sought after location within easy walking distance of the town centre.

The property briefly boasts an entrance lobby, sitting room with bay window, separate dining room, spacious modern kitchen, re-fitted modern shower room, and two double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating with replaced boiler.



Externally the property benefits from an enclosed front garden, well maintained easy maintenance enclosed rear garden, and brick built outbuilding with power and light connected ideal for possible conversion to home office.

Offered with no upward chain, early viewings are strongly recommended on 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:



### ENTRANCE HALL

uPVC double glazed window to side elevation, door to:

### LOUNGE

12' 7" x 11' 2" (3.84m x 3.4m) uPVC double glazed bay window to front elevation, double panel radiator, electric fireplace with gas connection if required, coving to ceiling, built in meter cupboard, double doors to:

### DINING ROOM

12' 8" x 10' (3.86m x 3.05m) Two uPVC double glazed windows to side elevation, double panel radiator, feature brick built open fireplace, door leading to stairs rising to first floor, coving to ceiling, archway to:

### KITCHEN

11' 2" x 6' 10" (3.4m x 2.08m) uPVC double glazed French doors to rear elevation, double panel radiator, fitted modern kitchen comprising one and a half bowl

stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for cooker, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, coving to ceiling, door to:

#### **INNER LOBBY**

Tiled flooring, built in storage cupboard, door to:

#### **SHOWER ROOM**

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted luxury three piece white suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit with mixer tap over, large walk-in shower enclosure with fitted shower over, splash proof panelling to all elevations, tiled flooring, coving to ceiling.

### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed window to rear elevation, access to loft space, communicating doors to:

#### **MASTER BEDROOM**

12' 7" x 11' 2" (3.84m x 3.4m) uPVC double glazed window to front elevation, single panel radiator, built in airing cupboard housing hot water cylinder and recently replaced gas boiler, coving to ceiling.

#### **BEDROOM TWO**

10' 1" x 10' (3.07m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

### **EXTERNALLY**

#### **FRONT**

Enclosed front garden retained by dwarf brick wall, mainly laid to shingle with shrub borders, gated paved pathway to entrance door, plus cast iron gate with pathway to side leading to:

#### **REAR GARDEN**

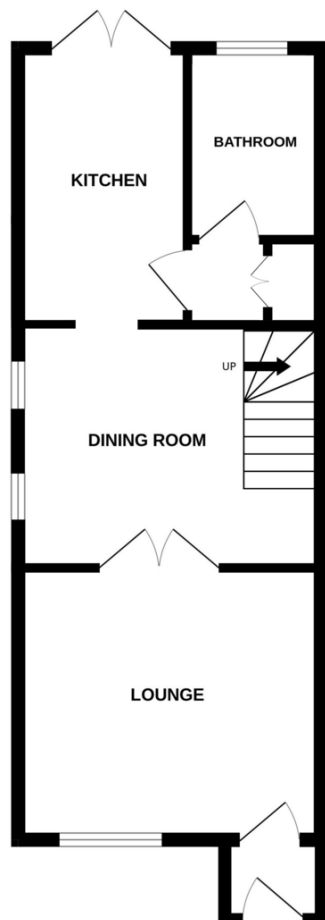
Enclosed easy maintenance rear garden, fully paved with raised shrub borders, feature ornamental raised fish pond, outside tap, neighbouring right of way access, door to:

#### **BRICK OUTBUILDING**

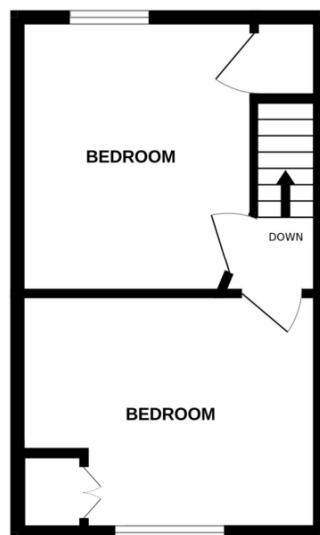
Detached brick built outbuilding, window to front elevation, power and light connected, ideal as garden store or potential conversion to garden room or home office etc.



GROUND FLOOR



1ST FLOOR



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.