



Kennedy & Co.

The Warren, Brickhill Road,
Sandy

SG19 1JH

£550,000

- Stunning Three Double Bedroom Grade 2 Listed Detached Home
- 14ft Sitting Room With Cast Iron Wood Burner
- 14ft Dining Room With Cast Iron Wood Burner
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Ground Floor Bathroom
- Re-Fitted Modern First Floor Bathroom
- Driveway Providing Off Road Parking For 2 Cars
- Superb 32ft Detached Double Length Garage



A truly wonderful opportunity to purchase delightful, much improved and immaculately presented three double bedroom Grade 2 listed detached home, situated in a highly sought after no through road location within easy walking distance of the town centre and train station, occupying an established plot with off road parking and a detached 32ft double length garage.

This fine home boasts an entrance hallway, 14ft x 13ft sitting room with feature wood burner, separate 14ft dining room with feature wood burner, re-fitted modern kitchen, rear entrance hallway with utility area, cellar and re-fitted modern bathroom.

The first floor benefits from three generous 14ft double bedrooms, and a re-fitted modern bathroom with feature freestanding roll top bath.

Other benefits include gas to radiator central heating with combination boiler, and a wealth of character and charm throughout.

Externally this superb property offers a shingled driveway providing off road parking for two vehicles, detached 32ft double length garage with pan tiled roof and power and light connected, and a fully enclosed beautiful established rear garden with timber summerhouse.

Early viewings are strongly encouraged to avoid disappointment.

PARTICULARS

Timber entrance door to:

ENTRANCE HALL

Feature stone tiled flooring, built in storage cupboard, feature pine latched doors to:

SITTING ROOM

14' 9" x 13' 10" (4.5m x 4.22m) Dual aspect room, windows to both front and rear elevations, two double panel radiators, feature brick built fireplace with cast iron wood burner, pine latched door with stairs rising to first floor.

DINING ROOM

14' 4" x 12' 7" (4.37m x 3.84m) Dual aspect room, windows to both front and rear elevations, door to rear elevation, two double panel radiators, feature brick built fireplace with cast iron wood burner, solid oak flooring, exposed ceiling and wall timbers, pine latched doors to:

CELLAR

Power and light connected, ideal for storage with limited head height.

KITCHEN

11' x 9' 8" (3.35m x 2.95m) Timber framed double glazed door to rear elevation, double panel radiator, re-fitted modern kitchen comprising ceramic butler sink with mixer tap over, solid wood work surfaces, range of base units incorporating space for cooker, built in dishwasher with matching door, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, laminated wood effect flooring, pine latched door with secondary stairs rising to first floor, sunken spot lighting, steps down to:

REAR ENTRANCE HALL

Double glazed door to rear elevation, single panel radiator, quarry tiled flooring, space for fridge/freezer,

large built in utility area with window to front elevation plus space and plumbing for washing machine and gas combination boiler, door to:

BATHROOM

Dual aspect room, obscure windows to both front and rear elevations, double panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted shower over, tiled to half height to all elevations, laminated wood effect flooring, extractor fan.

FIRST FLOOR - LANDING

Built in double doored storage cupboard, communicating feature pine latched doors to:

MASTER BEDROOM

14' 7" x 14' (4.44m x 4.27m) Window to rear elevation, double panel radiator, feature original wooden flooring, sloping ceilings.

BEDROOM TWO

14' 10" x 14' (4.52m x 4.27m) Window to rear elevation, double panel radiator, sloping ceilings, exposed wall timbers, pine latched door to:

BEDROOM THREE

14' 8" x 9' 10" (4.47m x 3m) Window to rear elevation, double panel radiator, sloping ceilings, access to loft space, exposed wall timbers, stairs leading to ground floor, pine latched door to:

BATHROOM

Window to side elevation, two feature column radiators, re-fitted three piece suite comprising low level W.C, wash hand basin and feature freestanding roll top bath with mixer tap and shower attachment over, laminated wood effect flooring, sunken spot lighting, exposed ceiling timbers.





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.

EXTERNALLY

FRONT

Shingled driveway providing off road parking for two vehicles, gated access to:

REAR GARDEN

Fully enclosed well maintained rear garden with established tree and shrub borders, initial paved patio area with shrub beds and outside tap, mainly laid to lawn with mature tree and shrub borders, timber summerhouse, storage space to rear and side of garage, personnel door to:

DOUBLE LENGTH GARAGE

32' (9.75m Up and over door, power and light connected, two windows to side elevation, feature pantiled roof, storage space in roof eaves.

COUNCIL TAX BAND Tax band E

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and should not be relied upon and potential buyers/tenants are advised to recheck the measurements.