



Kennedy & Co.

Laburnum Road, Sandy

SG19 1HY

EPC: C

£299,950

- Excellent Three Bedroom Home
- Entrance Hall
- Spacious 23ft x 11ft Lounge/Diner
- Modern Fitted Kitchen
- Re-Fitted Modern Family Bathroom
- Front Garden
- Enclosed Rear Garden
- Garage En-Bloc With Electric Vehicle Charger



A superb opportunity to purchase this very well presented three bedroom family home, boasting a spacious 23ft x 11ft lounge/diner, off road parking and garage to rear with electric vehicle charger, situated in a quiet sought after location within easy walking distance of the town centre.

The property briefly boasts an entrance hallway, very spacious 23ft x 11ft lounge/diner, fitted modern kitchen, re-fitted family bathroom, and three bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.

Externally this brilliant home benefits from an easy maintenance front garden, enclosed rear garden, and single garage en-bloc to the rear with off road parking in front and an electric vehicle charger.



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

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, door to:

LOUNGE/DINER

23' 5" x 11' 1" (7.14m x 3.38m) Dual aspect room, uPVC double glazed windows to both front and rear elevations plus uPVC double glazed door to rear elevation, two single panel radiators, built in under



stairs storage cupboard, ideal space for table and chairs, coving to ceiling, door to:

KITCHEN

7' 10" x 6' 7" (2.39m x 2.01m) uPVC double glazed window to rear elevation, single panel radiator, fitted modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer taps over, fitted work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl tiled effect flooring, large built in pantry cupboard.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 3" x 8' 2" (3.73m x 2.49m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

11' x 8' 2" (3.35m x 2.49m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted rain shower over, tiled to all splash areas, vinyl wood effect flooring, built in airing cupboard housing hot water cylinder.

EXTERNALLY

FRONT

Mainly laid to bark with pathway to entrance door.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, laid to lawn area with shrub borders, raised timber decking seating area with raised shrub bed, gated access to rear with personnel door leading to:

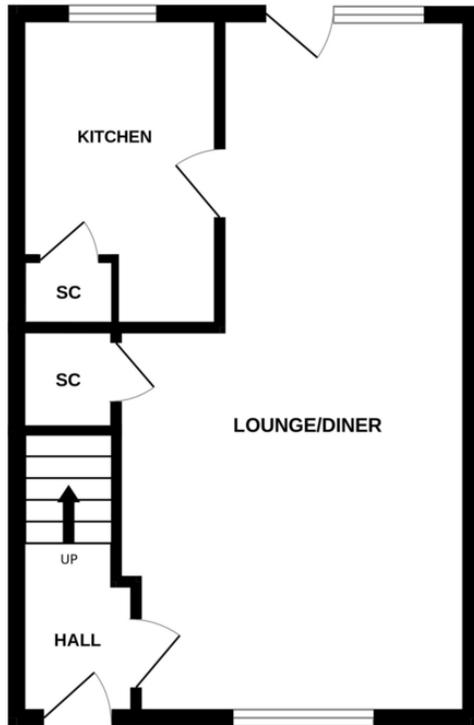
GARAGE

Single garage en-bloc, up and over door, power and light connected, electric vehicle charging point.

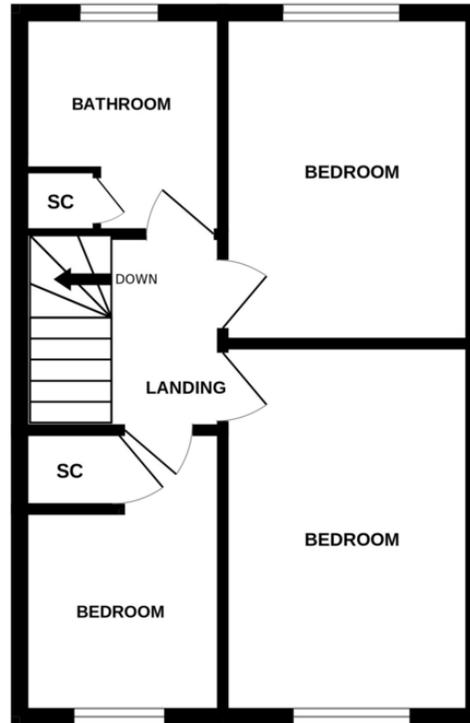
Off road parking for one vehicle in front.



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.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

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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