



# Kennedy & Co.

21 Longfield Road, Sandy

SG19 1LJ

EPC: C \* No Upward Chain! \*

£290,000

- Fully Renovated & Very Much Improved Two Double Bedroom Period Home
- Sitting Room
- Separate Dining Room
- Newly Re-Fitted Kitchen
- Newly Re-Fitted Shower Room
- uPVC Double Glazing Throughout
- Gas Radiator Central Heating With Combi Boiler
- No Upward Chain!



A wonderful opportunity to purchase this **FULLY RENOVATED** and very much improved two double bedroom period home, offered with no upward chain, boasting separate reception rooms and a newly re-fitted kitchen, plus a very generous enclosed rear garden, all situated within a short walk of the town centre of Sandy.

This fine property has been finished to a high standard and briefly boasts a sitting room and separate dining room, newly re-fitted kitchen, newly re-fitted shower room, and two double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, a full re-wire throughout, fully replumbed throughout, fully re-plastered and redecorated throughout, all new internal doors, all new floor coverings and gas to radiator central heating with combination boiler.

Externally this superb home benefits from an easy maintenance front garden with all new shingle and paving, and a very generous enclosed rear garden with timber shed and new turf.

Offered with no upward 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**

uPVC double glazed entrance door to:

#### **LOUNGE**

12' x 10' 8" (3.66m x 3.25m) uPVC double glazed sash style window to front elevation, single panel radiator, newly fitted carpet with inset coir entrance mat, door to:

#### **DINING ROOM**

11' 2" x 9' 5" (3.4m x 2.87m) uPVC double glazed window to rear elevation, single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, doorway to:

#### **KITCHEN**

9' 10" x 7' (3m x 2.13m) uPVC double glazed window to side elevation plus uPVC double glazed door to side elevation, newly re-fitted kitchen comprising one bowl composite sink/drain unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in oven with built in four burner induction hob



over, space and plumbing for washing machine, space for fridge/freezer, tiled to splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, vinyl wood effect flooring, sunken spotlighting, door to:

### **SHOWER ROOM**

Dual aspect room, uPVC obscure double glazed windows to both rear and side elevations, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled double shower cubicle with fitted rain shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

## **FIRST FLOOR**

### **LANDING**

Communicating doors to:

### **MASTER BEDROOM**

12' x 10' 8" (3.66m x 3.25m) uPVC double glazed sash style window to front elevation, single panel radiator, feature cast iron Victorian style fireplace.

### **BEDROOM TWO**

11' 2" x 9' 5" (3.4m x 2.87m) uPVC double glazed window to rear elevation, single panel radiator, access to loft space, built in storage cupboard over stairs housing gas combi boiler.

## **EXTERNALLY**

### **FRONT**

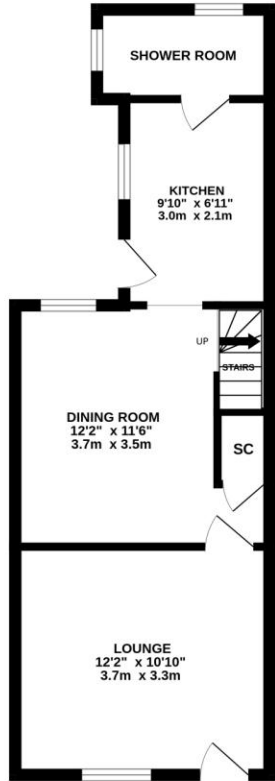
Easy maintenance front garden retained by brick wall, mainly laid to new shingle with newly laid paved pathway to entrance door.

### **REAR GARDEN**

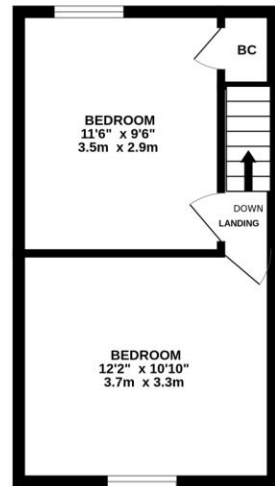
Fully enclosed generous rear garden, initial extensive paved patio area with outside tap, raised laid to lawn area with new turf, timber shed, gated access to side.



GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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 B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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