



Laburnum Road

Sandy, SG19 1HY

Guide Price

£300,000 - £310,000

Property Features

- Semi Detached Bungalow
- Cul De Sac Location
- Fully Fitted Kitchen
- Spacious Sitting Room
- Family Shower Room
- Two Bedrooms
- Conservatory
- Enclosed Rear Garden
- Single Garage
- Off Road Parking

Full Description

****GUIDE PRICE £300,000 - £310,000**** Beautifully presented and RARELY AVAILABLE two bedroom, semi-detached bungalow, situated at the end of a CUL DE SAC. Benefiting from fitted kitchen, sitting room, two bedrooms, family shower room & CONSERVATORY. Externally there is an enclosed rear garden, SINGLE GARAGE & OFF ROAD PARKING.

Upvc entrance door with full height double glazed window to the side opening into:

SPACIOUS RECEPTION HALLWAY

Loft access, radiator, airing cupboard, doors off to:

KITCHEN

10' 11" x 7' 7" (3.33m x 2.31m)

Upvc double glazed window to the front aspect, comprehensively fitted with a matching range of hi gloss base and matching eye level units, single bowl sink unit, work surface space with tiling to all splash areas, integral fridge / freezer, dishwasher and washing machine, built in oven with ceramic hob and with stainless steel extractor over, kick space floor heater.

LOUNGE/DINER

16' 9" x 11' 3" (5.11m x 3.43m)

Upvc double glazed window to the front aspect, radiator.

SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin with cupboards under and enclosed shower cubicle, tiled flooring, heated towel rail.

MASTER BEDROOM



13' 1" x 9' 10" (3.99m x 3m)

Upvc double glazed window to the rear aspect, radiator, wardrobe recess.

BEDROOM TWO

10' 8" x 8' 0" (3.25m x 2.44m)

Upvc double glazed window to the side aspect, radiator, glazed door through to:

CONSERVATORY

9' 10" x 6' 11" (3m x 2.11m)

Of Upvc and glass construction, radiator, tiled flooring, French doors opening to the rear garden.

EXTERNALLY

REAR GARDEN

Patio leading to main lawned area with shrub beds, gated side access, bin storage area, personal door to garage, enclosed by timber panel fencing.

FRONT GARDEN

Laid mainly to lawn with shrub bed, driveway to side providing off road parking for two vehicles, leading to:

SINGLE GARAGE

Metal up and over door, power and light connected.

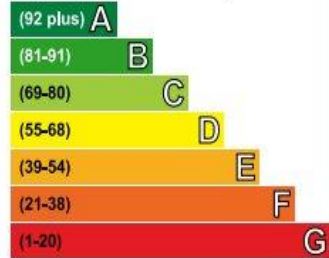


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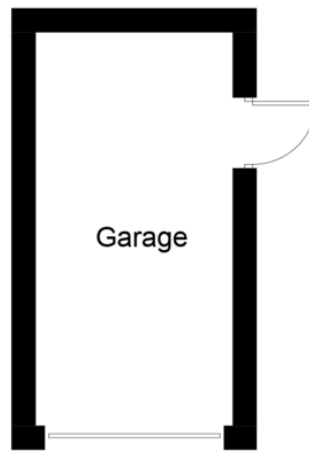
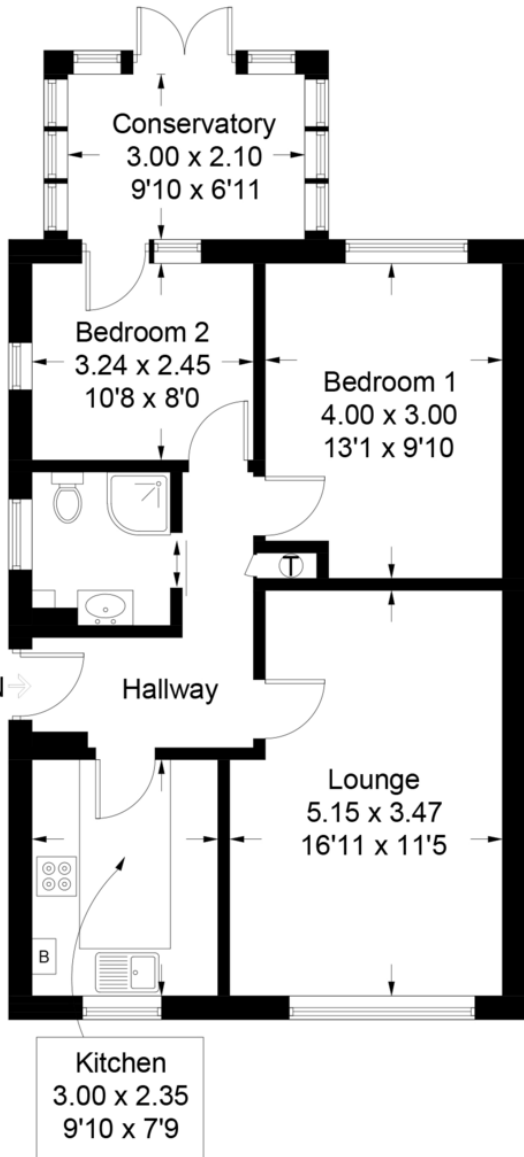
Approximate Gross Internal Area = 62.9 sq m / 677 sq ft
(Excluding Garage)



Very energy efficient - lower running costs



Current	Potential
	86
69	



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements