









Park Court

Guide Price £625,000

Sandy, Bedfordshire, SG19 1NP

Property Features

- Viewing highly recommended
- Approx 1/5th of an acre plot
- Executive cul de sac location
- Close proximity to train station
- Approx 132ft length rear garden
- Backing onto river lvel and views over Sandy nature reserve
- Conservatory
- Parquet flooring & refitted boiler

Full Description

Garage with driveway

Situated in a peaceful and private prime residential cul de sac in the popular market town of Sandy. This charming family home, backs onto the river Ivel and offers stunning and uninterrupted views over the local nature reserve. Comprising three reception rooms, kitchen, conservatory, utility room four double bedrooms, en-suite and family bathroom.

The property's exterior comprises a beautifully-presented, fully-enclosed 132ft (approx) rear garden, front garden laid to lawn and garage with driveway. Further benefits include excellent links to A1, and Sandy train station provides halfhourly trains south to central London and north to Peterborough. Time to London is typically around 40 minutes. Viewing is highly recommended.

RECEPTION HALLWAY

DINING ROOM 10-11" x 9-11" (3.33m x 3.02m)

KITCHEN/BREAKFAST ROOM 11'-11" x 10'-10" (3.63m x 3.3m)

CLOAKROOM

STUDY 10'-3" x 8'-11" (3.12m x 2.72m)

SITTING ROOM 20'-0" x 11'-4" (6.1m x 3.45m)

CONSERVATORY 19'-1" x 18'-1" (5.82m x 5.51m) narrowing to 11'2"









UTILITY ROOM 8'-5" x 7'-11" (2.57m x 2.41m)

FIRST FLOOR

MASTER BEDROOM 12'-11" x 9'-3" (3.94m x 2.82m) excluding wardrobes

EN-SUITE SHOWER ROOM

BEDROOM 10'-11" x 10'-6" (3.33m x 3.2m)

BEDROOM 10'-11" x 10'-4" (3.33m x 3.15m)

BEDROOM 15'-0" x 7'-0" (4.57m x 2.13m)

FAMILY BATHROOM 8'-8" x 7'-0" (2.64m x 2.13m)

EXTERNALLY

FRONT GARDEN

47' x 33' (14.33m x 10.06m) approx Laid to lawn, shrub borders, gated side access. Concrete double driveway with space for approx 4 cars, leading to:

GARAGE

23'-7" x 9'-1" (7.19m x 2.77m) Up and over door, power and light connected, door to utility room.

REAR GARDEN

132' x 47' (40.23m x 14.33m) approx

A stunning and well stocked mature garden. Superb river frontage with uninterrupted views to meadows. Mainly laid to lawn with double flowering cherry tree and well stocked shrub borders. Outside tap. Pergola with mature wisteria, further pergola leading to fully enclosed orchard and river frontage. 5 apple trees, 2 pear trees, plum tree. Laid to lawn, gate leading onto river bank and the river Ivel.

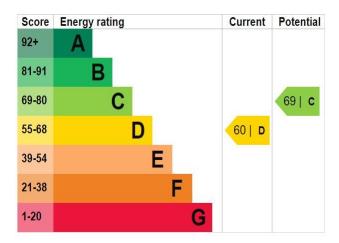




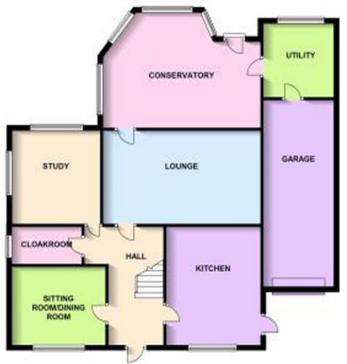








GROUND FLOOR APPROX 122.9 SQ. METRES (1322.4 SQ. FEET)





Not to Scale. Produced by The Plan Portal 2021 For Illustrative Purposes Only.

11 High Street Sandy Bedfordshire SG19 1AG www.lane-browns.co.uk mail@lane-browns.co.uk 01767 691122 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