



Park Court

Sandy, Bedfordshire, SG19 1NP

Guide Price £625,000

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 level and views over Sandy nature reserve
- Conservatory
- Parquet flooring & refitted boiler
- Garage with driveway

Full Description

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 level 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 half-hourly 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 lvel.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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