



**St. Neots Road**

Sandy, SG19 1LG

**Guide Price £300,000-£310,000**



# Property Features

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- Semi Detached
- Three bedrooms
- Loft Room
- Driveway for Two/Three cars
- Well Presented
- Close proximity to Train Station
- Enclosed rear garden
- Kitchen Diner
- Excellent first time buy
- Viewing Highly recommended

## Full Description

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Guide Price £300,000-£310,000 A fantastic opportunity to purchase this well presented three-bedroom semi-detached home situated on a pleasant plot within close proximity of the town and train station

The property offers generous living accommodation over three floors and can adapt to all the needs of a growing family. In brief accommodation comprises an entrance hall, spacious lounge, kitchen/diner, conservatory, upstairs offers three bedrooms, family bathroom and stairs leading to a loft room that can be used as the all important home office.

Further benefits also include uPVC double glazing throughout, gas to radiator central heating, driveway providing off road for up to several cars parking and a fully enclosed rear garden, Viewing is highly recommended.

### ENTRANCE HALL

### LOUNGE

13' x 10' 11" (3.96m x 3.33m)

### KITCHEN/DINER

17' 10" max x 11' 10" (5.44m x 3.61m)

### CONSERVATORY

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

### LANDING

### MASTER BEDROOM

13' 1" x 10' (3.99m x 3.05m)

### BEDROOM

11' x 9' 1" (3.35m x 2.77m)



**BEDROOM**

9' 5" x 6' 3" (2.87m x 1.91m)

**LOFT ROOM**

12' 1" x 9' 10" (3.68m x 3m)

**BATHROOM**

**FRONT GARDEN**

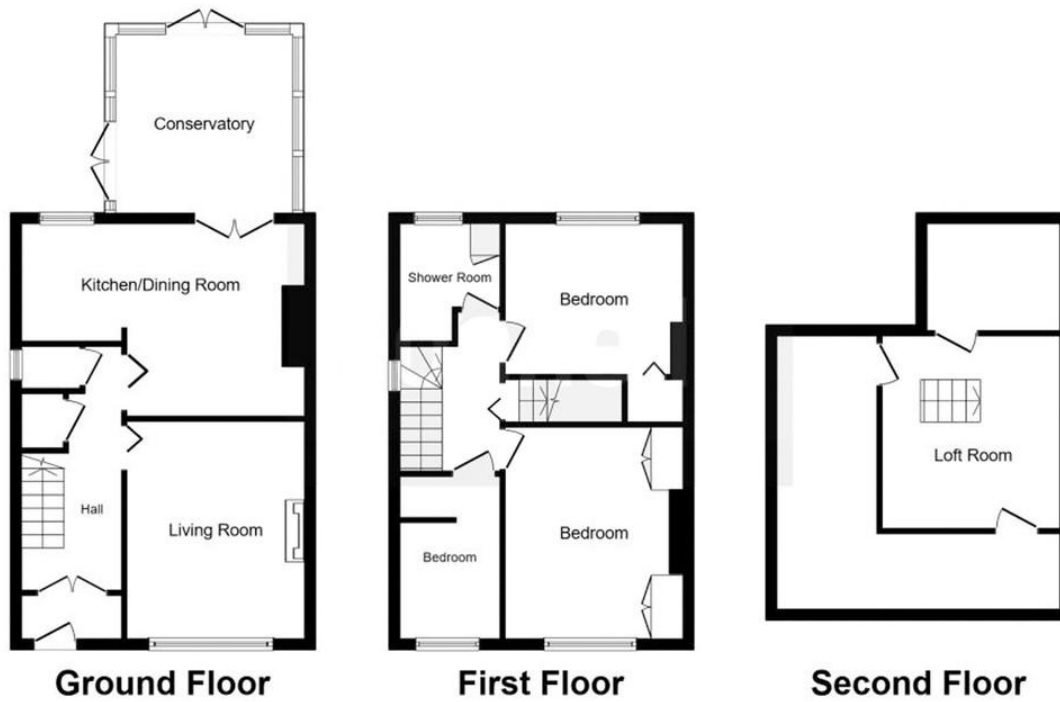
Ornamental shingles flower beds. Laid to lawn. Drive way. Side access

**REAR GARDEN**

West facing rear garden enclosed by timer fence with Patio area Laid to lawn and gated side access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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11 High Street  
 Sandy  
 Bedfordshire  
 SG19 1AG

[www.lane-browns.co.uk](http://www.lane-browns.co.uk)  
[mail@lane-browns.co.uk](mailto: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