



## The Knolls

Beeston, Sandy, SG19 1PL

Asking Price Of £437,500

# Property Features

---

- Village Location
- Ample Parking
- Four bedrooms
- Extended
- Private Plot
- Fantastic family home
- Cul de sac location
- Two Bathrooms
- Excellent links to the A1
- Ample off road parking

## Full Description

---

**\*\*VIEWING IS HIGHLY RECOMMENDED\*\*** To fully appreciate this deceptively spacious and extended four bedroom detached family home.

Offered to the market with NO UPWARD CHAIN, Situated on a corner plot with wrap around rear garden in a cul de sac location in the popular village of Beeston.

The accommodation comprises of Porch, Entrance hall, Cloakroom, Kitchen, Spacious 23'8 x 11'4 Living room, Dining room, Conservatory.

Upstairs there is a spacious and bright landing with four bedrooms, two bathrooms and master bedroom measuring 19'2 x 11'5 with Velux style skylight.

Externally there is a generous sized wrap around rear garden, garage with power and light and driveway to the front providing ample off road parking

PORCH

HALLWAY

WC

KITCHEN

15' 6" x 10' 0" (4.72m x 3.05m)

DINING ROOM

16' 3" x 11' 9" (4.95m x 3.58m)

LOUNGE

23' 8" x 11' 4" (7.21m x 3.45m)

LANDING

MASTER BEDROOM

19' 2" x 11' 5" (5.84m x 3.48m)



**BEDROOM**

10' 4" x 9' .8" (3.15m x 2.95m)

**BEDROOM**

8' 8" x 7' 9" (2.64m x 2.36m)

**BEDROOM**

11' 9" x 10' 2" (3.58m x 3.1m)

**BATHROOM**

**BATH ROOM**

**EXTERNALLY**

**FRONT GARDEN & DRIVEWAY**

Enclosed by timber fence with gated access leading to rear garden mainly paved and shingled driveway providing off road parking for 3-4 cars

**REAR GARDEN**

Enclosed by timber fence L shaped plot mainly laid to lawn with mature shrubs and tree borders

**GARAGE**

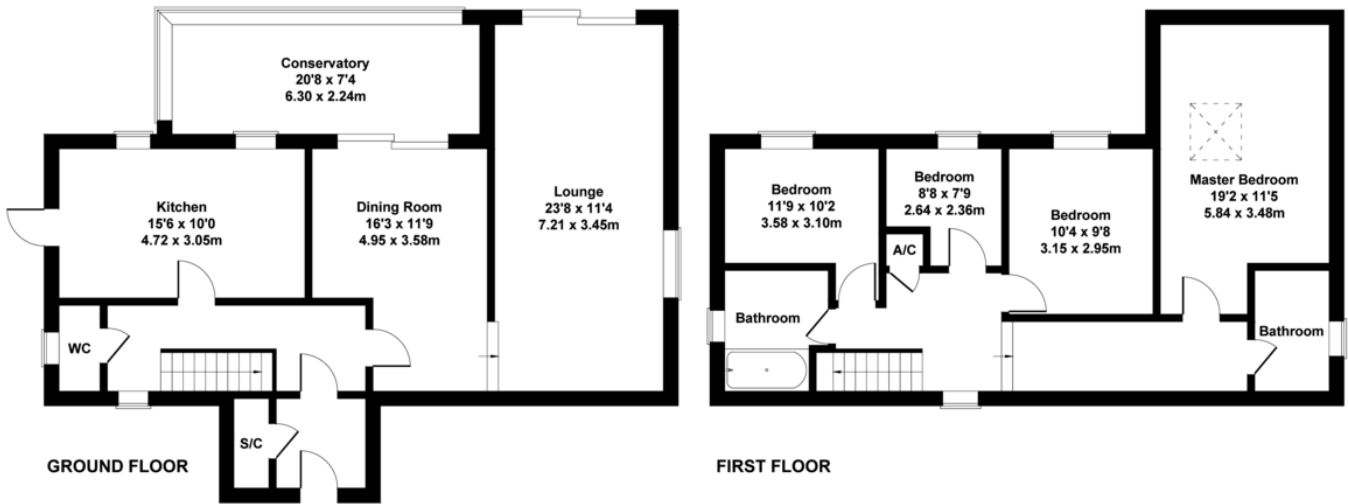
Up & over door with door to side leading to garden  
With power and light



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

**The Knolls**  
Approximate Gross Internal Area  
1746 sq ft - 162 sq m



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](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