



St. Neots Road

Sandy, SG19 1LG

Guide Price £325,000-£335,000

Property Features

- CHAIN FREE
- Close proximity of the Town centre and train station
- Off Road Parking
- Built in Appliances
- Finished to High Specification
- Excellent links to A1
- Enclosed rear garden
- Pleasant Plot
- Excellent first time buy
- Viewing Highly recommended

Full Description

****CHAIN FREE GUIDE PRICE £325,000-£335,000**** This charming semi detached cottage which has been finished to a high specification, situated in a pleasant plot must be viewed to be fully appreciated.

This beautiful home comprises of Lounge, Dining room, Kitchen and downstairs shower room. First floor accommodations offers two bedrooms a family bathroom and a loft room. Externally there is a sizeable plot providing off road parking for up to three cars and a pleasant rear garden, Viewing is highly advised.

Sandy is a small market town located off the A1 in the county Bedfordshire. The town offers some stunning country walks through Sandy Hills and alongside the River Ivel as well as being home to the RSPB nature reserve. The town's amenities include local schools, shops, supermarkets, pubs, restaurants and a leisure centre. Sandy train station provides a service to Kings Cross station..

ENTRANCE HALL

LOUNGE

12' 8" x 12' 0" (3.86m x 3.66m)

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

KITCHEN

12' 0" x 8' 9" (3.66m x 2.67m)

Built in appliances

SHOWER ROOM

FIRST FLOOR



MASTER BEDROOM

12' 0" x 10' 11" (3.66m x 3.33m)

BATHROOM

BEDROOM TWO

11' 0" x 7' 6" (3.35m x 2.29m)

LOFT ROOM

12' 6" x 10' 9" (3.81m x 3.28m)

limited head height, Velux style window, carpets and power

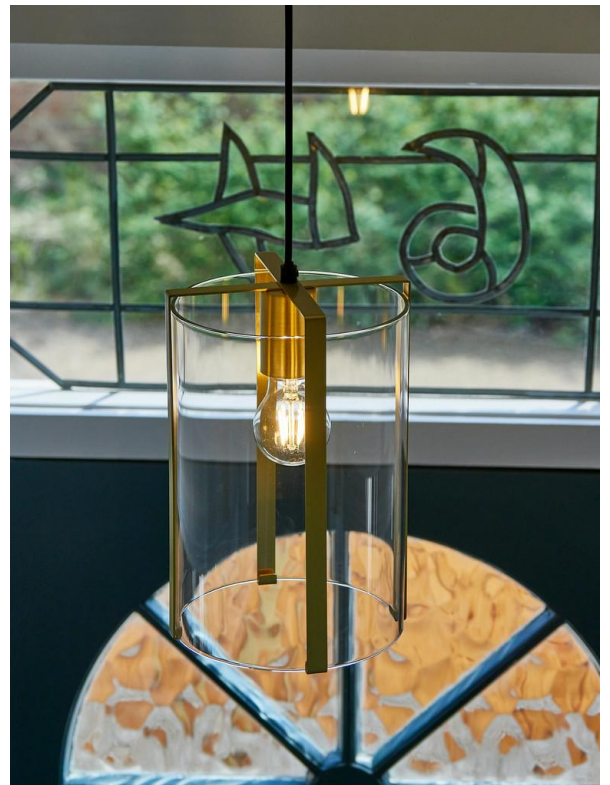
EXTERNALLY

REAR GARDEN

Large Patio area, with shrub borders, outside tap, lawn area and brick built outbuilding with power

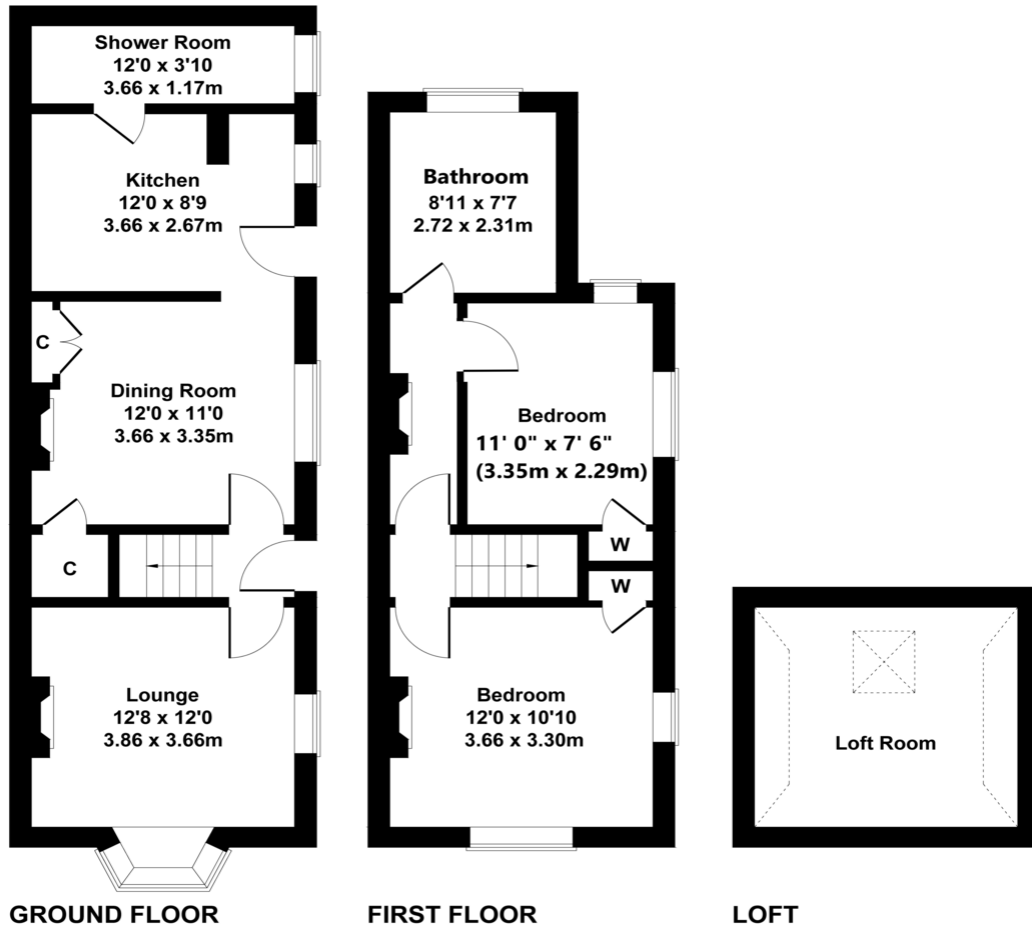
FRONT GARDEN

Shingled and Paved area providing off road parking for up to three cars.



St Neots Road

Approximate Gross Internal Area
993 sq ft - 92 sq m



Not to Scale by The Plan Portal 2022
Illustrative Purposes Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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