



East Side

Beeston, Sandy, SG19 1PH

Asking Price Of

£365,000

Property Features

- Planning permission
- Substantial plot
- Overlooking the green
- Generous front and rear gardens
- Three bedrooms
- Two reception rooms
- Garage
- Off road parking
- Drinks bar in rear garden
- Open fireplace in the lounge

Full Description

- Well presented

Lane & Browns are proud to offer for sale this well presented three bedroom semi-detached house on a substantial plot, overlooking the green with **PLANNING PERMISSION INCLUDED** for single storey side and rear extensions and conversion of existing garage. The property boasts a well sized plot, consisting of spacious and private front and rear gardens, three bedrooms, bathroom, Lounge with open fireplace, diner and conservatory. The exterior offers along with it's spacious gardens, a garage with a long tandem driveway to the front providing off road parking. Viewing is highly advised to appreciate this rare and wonderful home, situated in a highly regarded area.

Planning application number: CB/21/00504/FULL

Proposed development: Single storey front, side and rear extensions along with a pitched roof over and conversion of existing garage.

PORCH

LOUNGE

17' 8" x 11' 10" (5.38m x 3.61m)

DINER

8' 9" x 10' (2.67m x 3.05m)

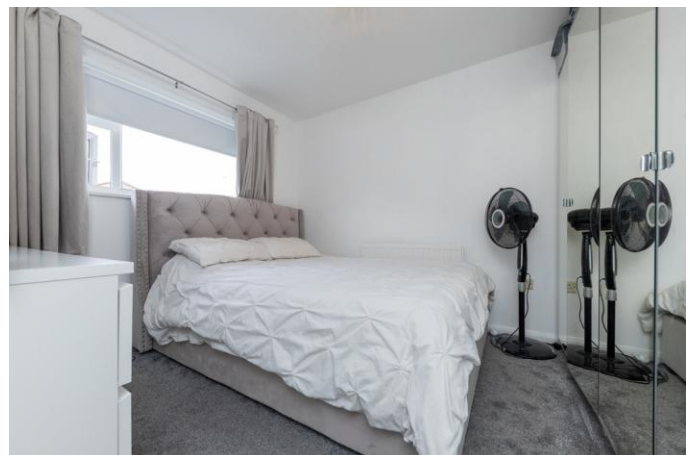
KITCHEN

8' 7" x 10' (2.62m x 3.05m)

CONSERVATORY

7' 6" x 10' (2.29m x 3.05m)

STAIRS AND LANDING



MASTER BEDROOM

9' 4" x 11' (2.84m x 3.35m)

BEDROOM 2

9' 3" x 10' 11" (2.82m x 3.33m)

BEDROOM 3

7' 8" x 6' 8" (2.34m x 2.03m)

BATHROOM

GARAGE

7' 6" x 17' 7" (2.29m x 5.36m)

EXTERIOR

REAR GARDEN

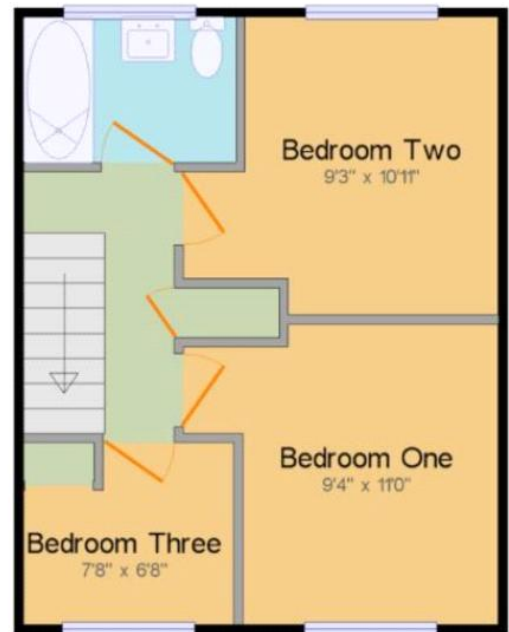
Fully enclosed by timber fencing, laid mainly to lawn with slabbed patio area and raised flower border, drinks bar included.

FRONT

Tandem driveway providing off road parking, laid mainly to lawn with established silver birch tree, overlooking the wonderful green.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



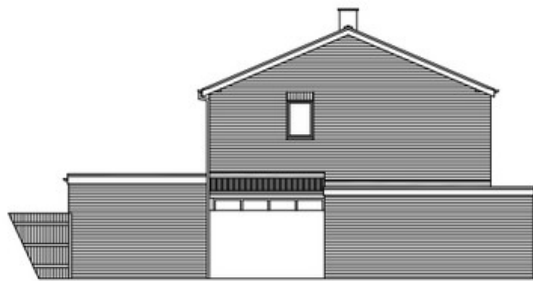
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



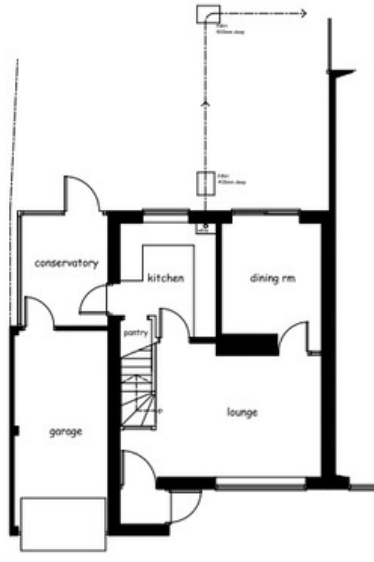
FRONT ELEVATION



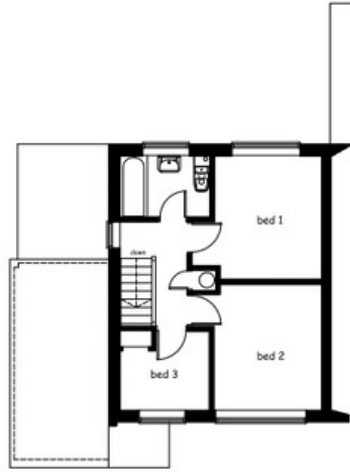
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN 1:1250



Project
 -
 PROPOSED SINGLE STOREY
 FRONT, SIDE & REAR
 EXTENSIONS TO No 1 EASTSIDE,
 BEESTON, SANDY,
 BEDS SG19 1PH
 -
 Date
 -
 GLENDA McKEOWN
 -
 Drawing
 -
 EXISTING PLAN
 -
 Scale 1:1250
 -
 Checked
 -
 Date
 -
 Drawing No.
 -
 MCK/21/01