



## Church Road, Everton, Sandy

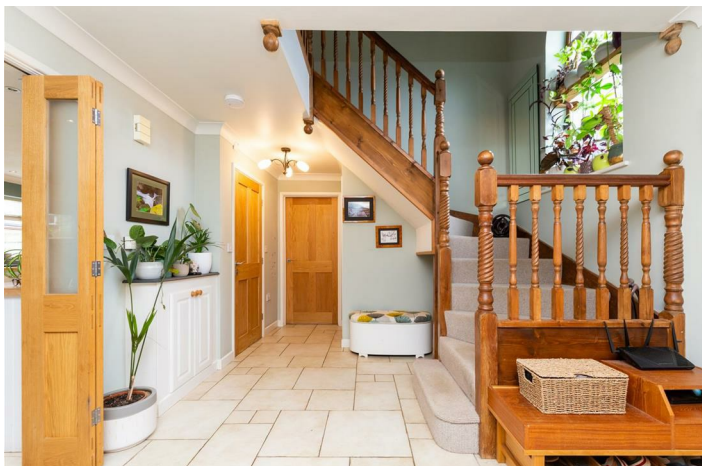
Price Guide £700,000

- Village Location
- Multi fuel burner
- Four Bedrooms
- Fitted water filter system and Filter tap in kitchen
- Boarded Dormer loft with power and light. Potential for loft conversion (STPP)
- Rare to market
- Zonal underfloor heating throughout
- Water softener
- Double garage with electric shutter doors, power and Dormer loft.

This impressive four bedroom executive family home positioned on an attractive plot. Offering spacious accommodation with sizeable frontage and double garage the property occupies a location along a quiet village lane close to the church and not far from a local public house  
Everton is a small rural village and civil parish in Central Bedfordshire between the neighbouring market towns of Pottton, Sandy and Biggleswade with easy access to the A1 and main line railway station at Sandy. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: G



## Entrance Hall

## Lounge

14'10 x 13'0

## Study

13'0 x 9'9

## Kitchen/Diner

25'6 x 10'4

## WC

## Utility room

7'4 x 6'10

## Walk in Pantry & Store Room

11'1 x 10'0

## First Floor

## Landing

Airing cupboard access to loft space with drop down ladder

## Master bedroom

15'0 x 13'2

## Ensuite

## Bedroom

16'1 x 12'9

## Bedroom

10'0 x 9'10

## Bedroom

10'0 x 9'10

## Bedroom

10'0 x 9'2

## Bathroom & Wet Room

## Dormer loft

Fully boarded with power. Potential for additional living space subject to planning and building regs.

## Externally

## Driveway

Mono block driveway providing off road parking up to three cars

## Double Garage

Double garage with electric roller shutter doors with power and light. Access to boarded Dormer loft with

potential for additional living space subject to planning and building regs.

## Rear Garden

Gated access enclosed by timber fence, patio area mainly laid to lawn with outdoor power points

## Agent Disclaimers

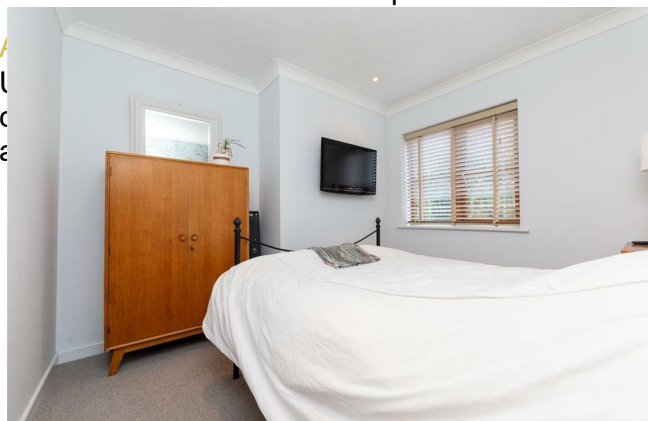
- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

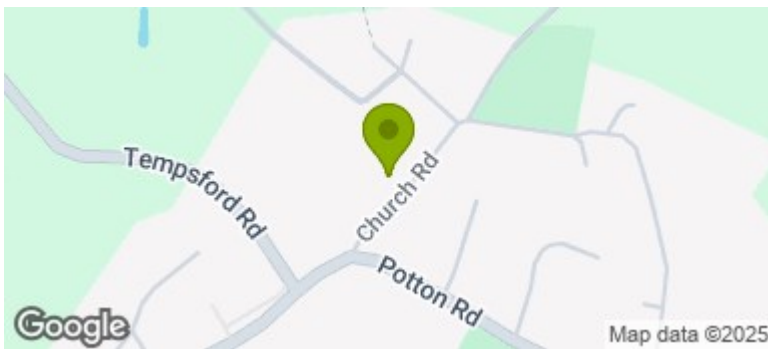
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

