



180, St Neots Road

Sandy,
Bedfordshire, SG19 1BU
Freehold £450,000

country
properties

Presenting to the market, a fantastic opportunity to acquire this well maintained 3-bedroom detached bungalow, offered chain-free! The property requires slight modernisation but holds a great potential to adapt (STPP) with its good size plot and untouched loft space allowing the possibility of a versatile family property.

The property currently features a generous layout including entrance hallway, three well-proportioned bedrooms, family bathroom, cloakroom, separate reception areas and conservatory providing ample space for all members of the family. Lastly, the spacious kitchen is usefully equipped with a utility area and walk in larder. The dual aspect patio doors and windows in the kitchen provide a view over the rear garden and allow plenty of light, making it a bright and airy space. One of the noticeable features of the bungalow is the large bay windows which allow a flood of natural light into the rooms, creating a warm and inviting atmosphere throughout. The lounge area also benefits from a decorative gas fireplace adding charm and character to the living area.

Externally, the property is complemented by a large rear garden in excess of 100ft approx. which is perfect to enjoy outdoor dining or host family events. To the front is a driveway that can comfortably accommodate 5 - 6 vehicles. Location is another significant advantage of this property with convenient public transport links and local amenities within walking distance, making everyday life easier and more comfortable. Whether you need to commute for work or run errands, you can do so with ease and convenience.

- Detached bungalow
- 20ft approx conservatory
- Rear garden in excess of 100 ft
- Council Tax band E
- Three double bedrooms
- Utility/Storage room
- Garage & driveway for 5 - 6 cars
- EPC rating D



Accommodation

Entrance Porch

Part glazed door to:-

Entrance Hallway

Two radiators, walk in cupboard with newly fitted wall mounted gas boiler, shelving and light.

Kitchen

15' 2" x 7' 7" (4.62m x 2.31m) narrowing to 10' 8" x 5' 7" (3.25m x 1.70m)

Range of matching wall mounted and base level units with work surface over and inset 1 1/2 stainless steel sink, plumbing for a dishwasher and washing machine, space for a gas cooker, space for fridge/freezer, walk in larder with window and light, window to the side aspect, radiator, door to conservatory, door to:-

Rear Lobby

4' 3" x 3' 8" (1.30m x 1.12m)

Window to the rear aspect, shelving, base level storage cupboards, door to:-

Cloakroom

Window to the rear aspect, WC, radiator, tiled flooring.

Conservatory

22' 5" max x 12' 0" max (6.83m x 3.66m)

Window to the side aspect, wall mounted electric fireplace, tiled flooring, 3 sets of double glazed patio doors, double glazed French doors to:-

Lounge

12' 7" into bay x 11' 9" (3.84m x 3.58m)

Bay window to the rear aspect, gas coal effect fireplace with marble decorative hearth and surround, archway to:-

Dining Area

11' 9" x 11' 7" (3.58m x 3.53m)

Radiator, glazed door to entrance hallway.

Bedroom One

12' 9" x 10' 9" into bay (3.89m x 3.28m)

Bay window to the front aspect, range of fitted storage cupboards, radiator.

Bedroom Two

12' 8" max x 10' 9" into bay (3.86m x 3.28m)

Bay window to the front aspect, radiator, feature gas coal effect fireplace with marble hearth and decorative timber surround, built in cupboard.

Bedroom Three

17' 4" x 8' 1" (5.28m x 2.46m)

Window to the front aspect, radiator, double fronted fitted wardrobes.



Bathroom

Panelled bath with shower attachment over, WC, wash hand basin with pedestal, radiator, airing cupboard housing hot water tank, window to the rear aspect.

External

Garage

19' 3" x 8' 2" (5.87m x 2.49m)

Metal up and over door, power & lighting, workbench, window to the side aspect, door to rear garden.

Utility/Storage Room

16' 2" x 7' 9" (4.93m x 2.36m)

Power & lighting, window to the side aspect, door to rear garden.

Rear Garden

Large rear garden laid to lawn measuring in excess of 100ft enclosed by fence with two patio areas ideal for dining and koi carp fish pond.

Front

Driveway providing off road parking for 5 - 6 vehicles with raised slate bed.



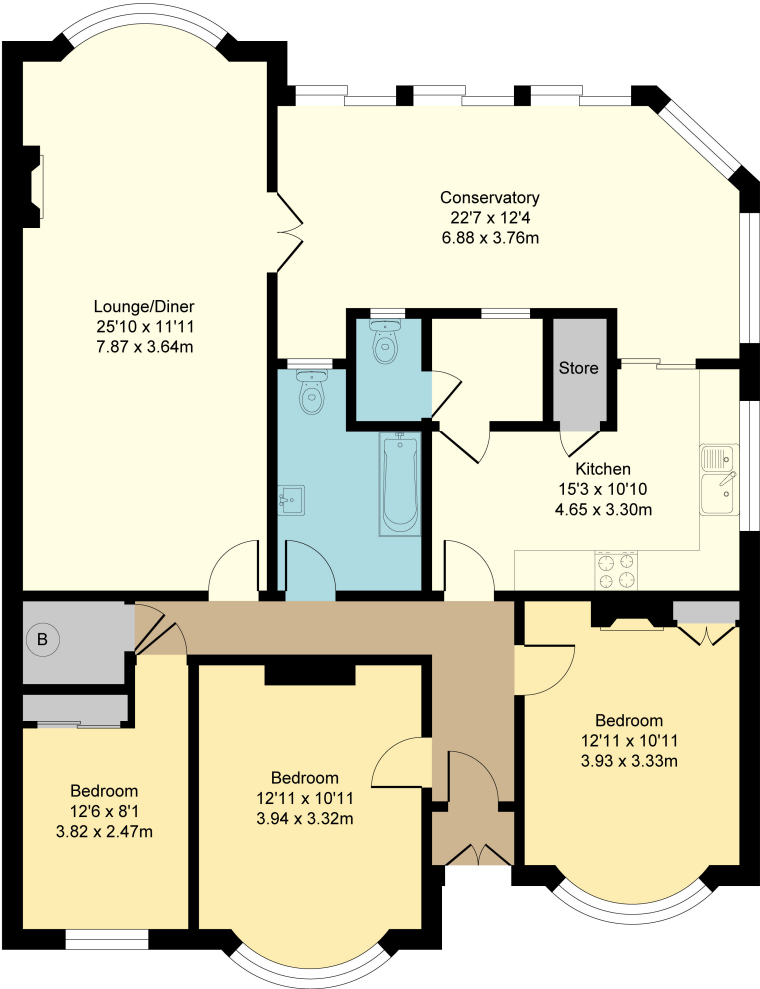
Agent's Notes

An outline planning application was submitted under ref: CB/24/00006/OUT for a 3-bedroom, single storey dwelling on land at the rear of 180 St Neots Road, Sandy. All matters were reserved except means of access which was proposed to be achieved by demolishing a flat roofed garage and workshop. The application was refused and dismissed at appeal. Unless the reason(s) for refusal can be overcome with a resubmission, it is unlikely that planning permission would be forthcoming. Any buyer proposing either to develop or sell part of the grounds to create a dwelling should be made aware of this.

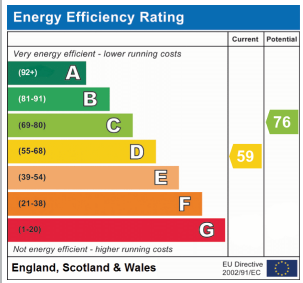




180 St Neots Road, Sandy



Total Area: 131.5 m² ... 1416 ft²
All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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