



# 17b, George Town Cottages, Tempsford Road

Sandy,  
Bedfordshire, SG19 2AE  
**£375,000**

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properties

This fantastic sized three double bedroom semi-detached family home, situated in Sandy. The property boasts a West facing rear good sized garden, a driveway for two cars and a double garage. The property comprises; an entrance hallway, downstairs WC, Large Kitchen/Breakfast Room, Huge Lounge/Diner with patio doors onto the rear garden. To the first floor accommodation are three good sized double bedrooms, ensuite to the master bedroom and a family bathroom. Externally is a good sized rear West facing garden, a driveway to the front with parking for 2 cars and a large double garage to the rear of the property. Newly built in 2017 with air source heat pump.

- Semi detached family home
- 3 Double bedrooms
- En-suite to master
- Spacious lounge/diner
- Large kitchen/breakfast room
- Air source heat pump
- West facing rear garden
- Double garage and driveway

## First Floor

### Entrance Hall

15' 8" x 7' 5" (4.78m x 2.26m)

Double glazed door leads into the entrance hallway, providing access to the Downstairs WC, Kitchen/ Breakfast Room, Spacious Lounge/ Diner, stairs ascending to first floor accommodation with a large under stairs cupboard, tiled to floor and a radiator.

### Downstairs WC

5' 10" x 2' 6" (1.78m x 0.76m)

Downstairs WC comprises; a low level flush WC and wash hand basin with pedestal, tiled splash back, radiator and extractor fan.

### Kitchen/Breakfast Room

19' 0" x 11' 7" (5.79m x 3.53m)

This excellent sized kitchen, diner is fitted with a range of matching white high gloss high wall and base units with roll edge worktop, tiled splash, one and a half bowl sink and drainer unit with mixer tap over, built in electric oven and halogen hob with extractor hood above, integrated dishwasher, washing machine and tall fridge/ freezer, wine rack, double glazed window to front and double glazed door to side of the property, tiling to floor and radiator.

### Lounge/Diner

19' 7" x 19' 3" (5.97m x 5.87m)

A fantastic sized lounge/diner with double glazed French doors leading out to the rear garden, a double-glazed window to rear, two radiators and plenty of double sockets, with ample space for living room furniture.



## First Floor

### Landing

11' 5" x 6' 10" (3.48m x 2.08m)

Provides access to all three bedrooms, the family bathroom and airing cupboard housing the hot water cylinder, there is also a loft hatch.

### Bedroom One

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

Great sized master bedroom with a double glazed window to rear, radiator, with access to the en-suite.

### En-suite

8' 0" x 6' 0" (2.44m x 1.83m)

The en-suite comprises; a low level flush WC, wash hand basin with pedestal, a shower with mains shower, an obscure double glazed window to side, heated towel rail and an extractor fan.

### Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

A great sized double bedroom with ample space for furniture, double glazed window to front and a radiator.

### Bedroom Three

8' 4" x 8' 4" (2.54m x 2.54m)

The third bedroom is another good sized double bedroom, with a double glazed window to rear and radiator.

## Family Bathroom

7' 3" max x 6' 10" (2.21m x 2.08m)

The main family bathroom comprises; a low level flush WC, wash hand basin with pedestal, a bath with mixer tap, obscured double glazed window to front, heated towel rail, partly tiled and this is an extractor fan.

## Outside

### Rear Garden

The rear garden is Westerly facing, the garden is mainly laid to lawn and fully enclosed by fence to both sides and rear, there is a good sized patio area ideal for entertaining, with a pathway leading around to the side of the property, there is a gate to access the front driveway, This is also a gate to the rear fence to access the double garages, The property benefits from an outside tap and outside lighting.

### Double Garage

18' 11" x 17' 8" (5.77m x 5.38m)

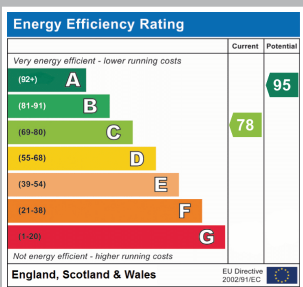
Two sets of up and over doors, power, lighting and storage into the eaves.

### Front Garden

Block paved double width driveway providing off road parking for at least two cars with a pathway leading to the front door







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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