



18, Spring Grove

Sandy,
Bedfordshire, SG19 1EU
£285,000

country
properties

Located in the market town of Sandy this terraced property is situated on a no thru road along with similar style homes and provides access into London and Cambridge within 45 minutes via road and Sandy main line train station providing further access into the country's capital. Along with the headquarters of the RSPB and Sandy Leisure Centre there are many options in this local area to step outside of your busy lives.

Stepping through the front door you are greeted into the entrance hall which offers ample room to store coats and shoes and leads directly into the recently re-fitted modern kitchen. The kitchen is fitted with a range of sage coloured matching wall and base units with space for your free-standing appliances and an inset oven and induction hob set in the complementing oak work surface space. A doorway leads into the main family area which is split into a separate dining area allowing light to flood in via the French doors to the garden with an archway opening into the separate lounge area providing an exquisite space for family entertaining. Upstairs, the landing provides access off into the master bedroom with fitted shelving, a second double bedroom and a good size single to make three. To complete the first floor is a recently refitted spacious family bathroom comprising of a four-piece suite with toilet, vanity wash hand basin, double shower cubicle and corner bath with mixer tap and shower attachment, window to rear aspect.

Outside, the property benefits from a front driveway laid to shingle providing off road parking for 2 cars, a pathway to the front door and a shared covered alley to a P shaped rear garden more than 50ft. The rear garden comprises of areas laid to lawn, timber decking, mature shrub beds and trees all accessed by a timber pathway and enclosed by fence boundaries. This area further boasts a brick-built outbuilding with power and lighting currently used as a pantry for this well presented three bedroom property.

- Well presented terraced home
- Three bedrooms
- Refitted kitchen and family bathroom
- Spacious lounge and dining areas
- Sizeable p-shaped rear garden
- Off road parking
- Versatile brick built outbuilding
- Quiet cul-de-sac location
- Council Tax band B & EPC rating C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties