



Church Street, Tempsford, Sandy SG19 2AN





2 Bedroom Detached House

Asking Price £340,000 Freehold

This fantastic home is located in the quaint village of Tempsford, just moments from excellent road links to the A1 – ideal for commuters! Put your own stamp on this lovely property which has been looked after by its current owners from new, boasting large rooms, a single garage and a driveway for multiple cars.

- Large 22ft lounge
- Spacious detached 2/3 bedroom house
- Garage and driveway for 4 cars
- Countryside views
- No onward chain
- Ideal project or starter home
- Two double bedrooms with fitted wardrobes
- Additional downstairs bedroom
- EPC rating E. Council tax band D.

Ground Floor:**Entrance Hall:**

Double-glazed window to front. Electric storage heater. Stairs to first floor with under-stairs storage cupboard. Carpet flooring.

Cloakroom:

Obscure double-glazed window. Low-level W.C and wash hand basin. Tiled to all splash areas. Carpet flooring.

Kitchen:

Abt. 11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to front elevation plus glazed timber door to side elevation. Fitted wall and base units with complimentary worktops. Stainless steel sink and drainer with mixer tap over. Double-glazed window over sink. Space for white goods. Carpet tiled flooring.

Downstairs Bedroom/Dining Room:

Abt. 11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window to front. Carpet flooring.

Living Room:

Abt. 22' 2" x 14' 1" (6.76m x 4.29m) Dual aspect room,

double glazed windows to both rear and side elevations, double glazed sliding patio doors to rear elevation. Electric storage heater. Feature cast iron multi-fuel burner with brick surround. Carpet flooring.

First Floor:**Landing:**

Access to loft space - boarded with a ladder. Built-in airing cupboard housing hot water cylinder. Communicating doors to:

Master Bedroom:

Abt. 15' x 10' 9" (4.57m x 3.28m) Double glazed window to front with countryside views. Electric heater. Built-in double wardrobes. Carpet flooring.

Bedroom Two:

Abt. 15' x 7' 9" (4.57m x 2.36m) Double glazed window to front with countryside views. Electric heater. Built-in storage cupboard. Carpet flooring.

Family Bathroom:

Obscure double-glazed window. Low-level W.C., wash hand basin and paneled bath with fitted shower over. Tiled to all

splash areas. Vinyl wood effect flooring. Extractor fan.

External:

Front:

Mainly laid to lawn with established tree and shrub borders. Driveway providing off-road parking for approx. 4 vehicles. Outside tap. Gated access to side leading to:

Rear Garden:

Fully enclosed established rear garden with paved patio area, mostly laid to lawn with mature tree and shrub borders. Small sunken fish pond. Timber shed and greenhouse. Door to garage.

Garage:

Up and over door, power and light connected.

Location:

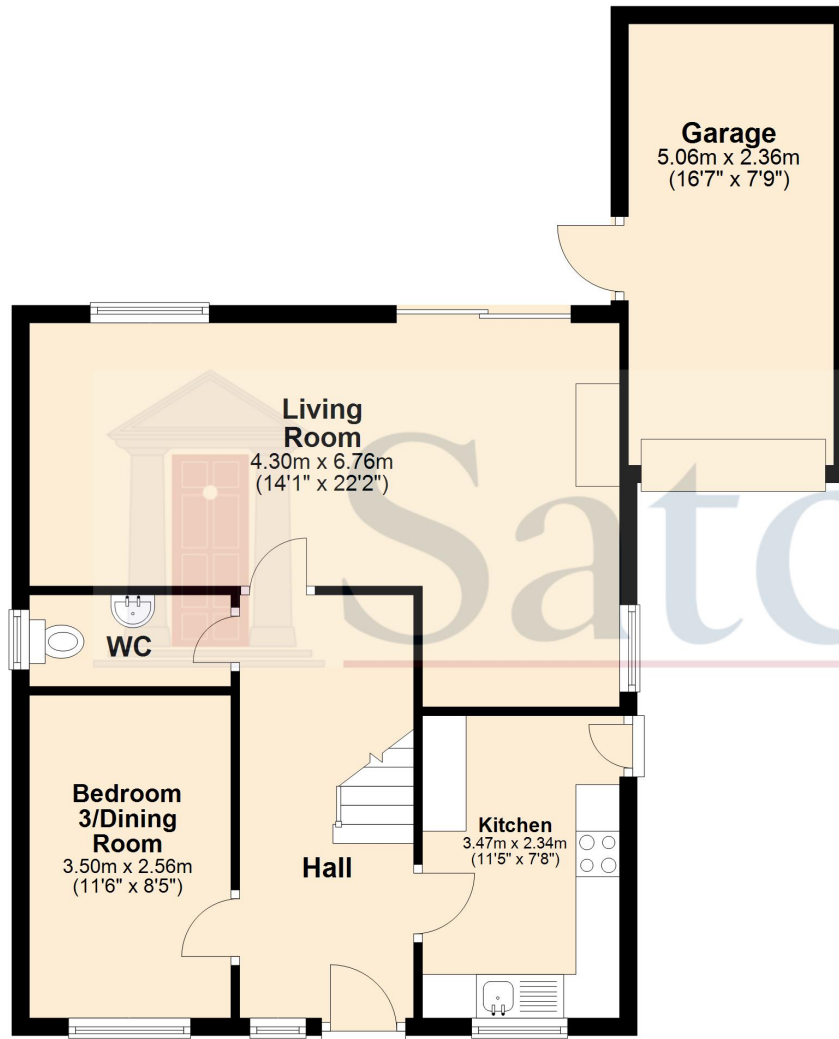
This lovely property is located in the quaint village, of Tempsford, surrounded by beautiful countryside but with excellent road links via the A1. Sandy town is located approximately two miles away and offers fantastic links into London Kings Cross and Peterborough, a range of shops, restaurants, pubs, doctors, dentists and supermarkets.



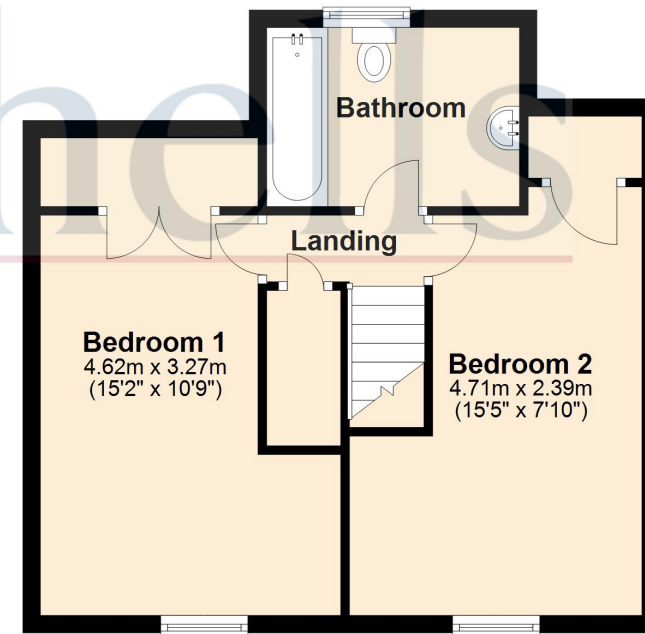


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.