



1, Filland Court

Sandy,
Bedfordshire, SG19 1HW
£400,000

country
properties

A fantastic opportunity to create your dream home! This spacious 4 bedroom detached family home occupies a large corner plot on one of Sandys most desirable locations, Filland Court. Unextended and in need of some cosmetic modernisation throughout, this fantastic home must be viewed in person to be fully appreciated.

- 4 Bedrooms
- 3 Reception Rooms
- Garage & 2 Driveways
- Scope For Extension STPP
- Large South Westerly Facing Rear Garden
- In Need Of Cosmetic Modernisation
- Chain Free

Ground Floor

Entrance Hall

Radiator, under stairs storage cupboard, doors to:

Family Room

15' 5" x 8' 6" (4.70m x 2.59m)
Bay window to front aspect, radiator, electric feature fire.

Lounge

14' 9" x 10' 9" (4.50m x 3.28m)
Bay window to front aspect, radiator, electric feature fire, opening to:

Dining Room

9' 3" x 13' 0" (2.82m x 3.96m)
Window to rear aspect, radiator, external door to rear lean to, door to:

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)
Window to rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and fridge/freezer, integral oven, grill and induction hob with extractor fan over, door to entrance hall and:

Side Lobby/Utility Area

11' 9" x 3' 6" (3.58m x 1.07m)
External door to front and rear, plumbing for dishwasher, door to:

Downstairs WC

Window to side aspect, WC, wash hand basin.



First Floor

Landing

Window to side aspect, radiator, loft hatch, doors to:

Master Bedroom

13' 9" x 11' 0" (4.19m x 3.35m)

Window to front aspect, radiator.

Bedroom Two

13' 7" x 9' 10" (4.14m x 3.00m)

Two windows to the front aspect, radiator.

Bedroom Three

10' 2" max x 10' 3" (3.10m x 3.12m)

Window to rear aspect, radiator.

Bedroom Four

9' 2" x 7' 5" max (2.79m x 2.26m)

Window to rear aspect, radiator, storage cupboard housing wall mounted combination boiler.

Family Bathroom

Window to rear, radiator, bath with shower over, wash hand basin.

WC

Window to rear aspect, WC, wash hand basin.

External

Rear

Large south westerly facing rear garden, laid to lawn with mature beds and borders, lean to green house with patio seating area surrounding, pedestrian door to garage.

Front

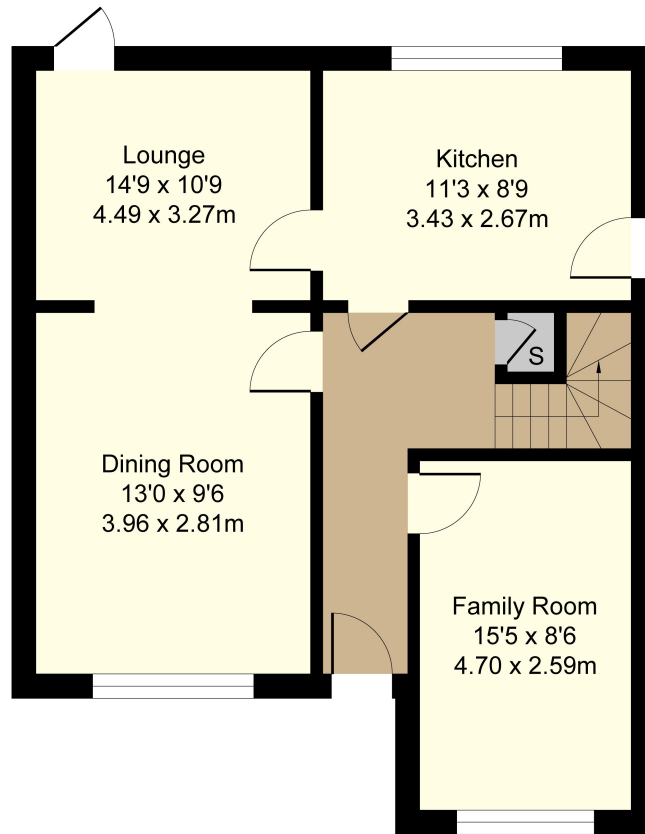
Large front garden, laid to lawn extending round the side of the property, two driveways providing off road parking for 2 - 3 cars, integral single garage with up and over door.





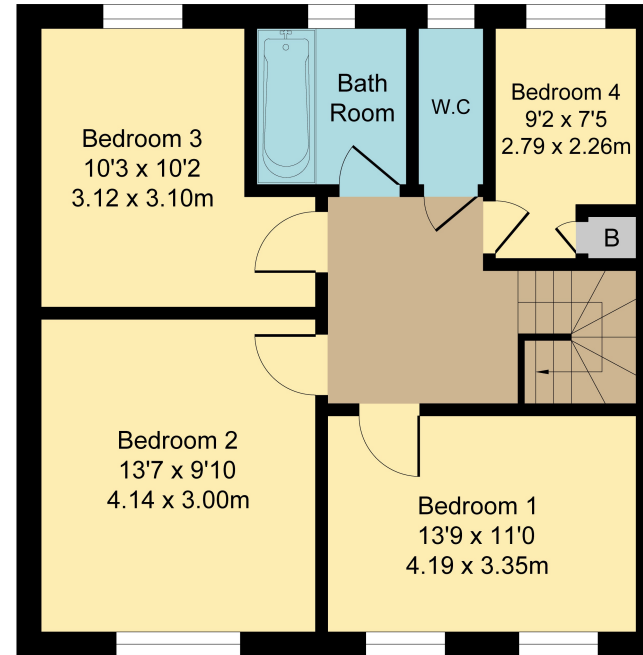
Ground Floor

Area: 59.1 m² ... 637 ft²



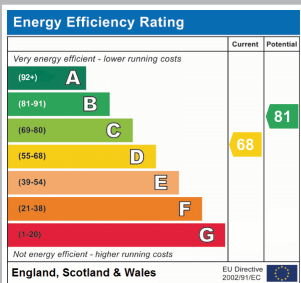
First Floor

Area: 54.7 m² ... 589 ft²



Total Area: 113.9 m² ... 1226 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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