



# 39, Laburnum Road

Sandy,  
Bedfordshire, SG19 1HG  
Freehold £260,000

COUNTRY PROPERTIES

PART OF HUNTERS





NO CHAIN!! Ideal for First Time Buyers and Investors! This well presented 2 bedroom extended Victorian End of Terrace home is situated along Laburnum Road in Sandy, just 0.8 miles from the train station and just a short walk to the town centre. Benefits include lounge, dining room, modern 14ft kitchen, modern family bathroom, mature rear garden and garage

- NO CHAIN!!
- Victorian End of Terrace
- EXTENDED!
- 2 Bedrooms
- Lounge
- Dining Room
- Modern 14ft Kitchen
- Modern Family Bathroom
- Mature Rear Garden
- Garage
- Just 0.8 miles from the Train Station

## Ground Floor

### Entrance

3' 1" x 2' 11" (0.94m x 0.89m)

Obscure double glazed window to side aspect, feature tiled wood effect flooring, glazed door to:

### Lounge

12' 1" x 12' 0" (3.68m x 3.66m)

uPVC double glazed window to front aspect, double panel radiator, feature Cast Iron ornamental fireplace with surround and hearth, fitted meter cupboard and plinth, doorway to:

### Dining Room

12' 0" (including staircase and units) x 8' 0" (3.66m x 2.44m)

Double panel radiator, stairs rising to first floor accommodation, walk-in cloak cupboard with further bespoke storage system of seven flush 'Press to Open' drawers, opening to:



## Kitchen

14' 0" x 8' 5" (4.27m x 2.57m)

Dual aspect room with uPVC double glazed windows to both side aspects, uPVC double glazed door to side aspect, re-fitted kitchen comprising of one and a half bowl single drainer stainless steel sink unit with mixer tap over, 'Butchers Block' solid timber work surfaces, range of base units incorporating electric Neff hob and oven, two pop up hidden power point stations, plumbing for washing machine, space for fridge/freezer, wall mounted gas combination boiler, continued tiled wood effect flooring, door to:

## Bathroom

8' 6" x 5' 8" (2.59m x 1.73m)

uPVC obscure double glazed window to rear aspect, single panel radiator, re-fitted three piece suite comprising of low level W.C, wash hand basin, panel P shaped' shaped bath with shower/mixer tap over plus fitted curved glass shower screen, tiling to dado height and entire bath area, tiled floor.

## First Floor

## Landing

Communicating doors to:

## Bedroom 1

12' 1" x 12' 0" (3.68m x 3.66m)

uPVC double glazed window to front aspect, double panel radiator, feature cast-iron ornamental period fireplace and surround.

## Bedroom 2

9' 5" x 8' 0" (2.87m x 2.44m)

uPVC double glazed window to rear aspect, single panel radiator, access to loft space.

## Outside

### Front Garden

Retained by picket fence, paved front area with off road parking for 1 car.

### Garage

15' 0" x 6' 9" (4.57m x 2.06m)

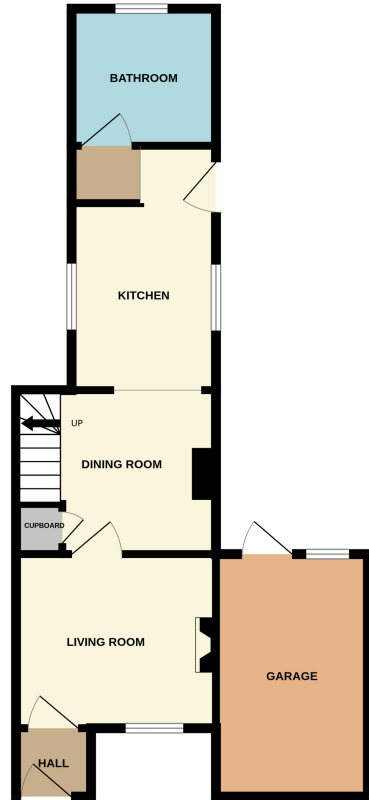
Up and over metal door, power and light connected, window plus access door to rear aspect.

### Rear Garden

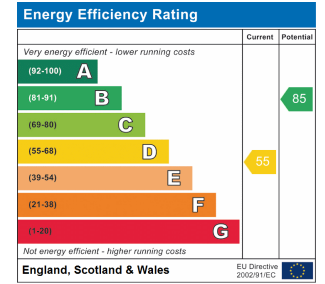
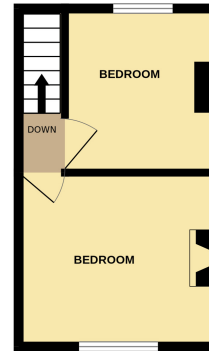
30ft long mainly laid to lawn with timber garden Summerhouse/Shed, access gate to side, further side area leading to rear of garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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

