



169, St Neots Road

Sandy,
Bedfordshire, SG19 1BU
Freehold £289,950

COUNTRY PROPERTIES
PART OF HUNTERS

Originally a three bedroom cottage that has been converted into a spacious two bedroom property with an upstairs modern family bathroom. The partition wall could easily be reinstated if your preference was to revert back to three bedrooms. This property has been extended on the ground floor to provide a wonderful entertaining space in the kitchen/diner which also has a single door opening onto a westerly facing rear garden. Outside benefits from a versatile brick built outbuilding with toilet and wash hand basin facilities ideal for a studio/office, private and tranquil garden and a driveway providing off road parking for 1 car. This property is offered with no upward chain.

Viewing is highly recommended.

- No onward chain
- First floor bathroom
- Lounge with open fireplace
- Off-road parking
- Studio with toilet facilities
- Extended 2 bedroom cottage

Ground Floor

Part glazed door to:

Living Room

Window to front aspect, laminate flooring, open fireplace with cast-iron surround, plumbing for radiator.

Kitchen/Dining Room

Door to rear, window to rear aspect, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring. Matching wall and base level units with work surface over and in-top sink with drainer. Electric oven and gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer.

First Floor

Landing

Cupboard.

Master Bedroom

Window to front aspect, radiator.



Bathroom

Hatch to loft vault, cupboard housing wall mounted gas boiler, wash hand basin with vanity unit below and built-in storage, bath with shower over and fixed shower screen, low level W.C, wall mounted heated towel rail.

Bedroom 2

Originally two bedrooms, therefore doors x 2 window to rear aspect x 2, light switches x 2, radiator and plumbing for an additional radiator.

External

Office

Window to side aspect x 2, power and light with toilet and wash hand basin.

Cloakroom

Low level W.C, wash hand basin with unit below.

Rear Garden

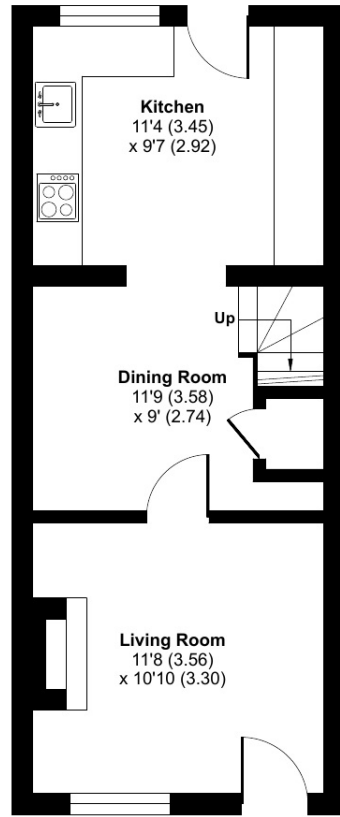
Access for neighbouring properties to front. Gate to private garden. Gravel area with planting to borders, lawn area, timber shed at rear.



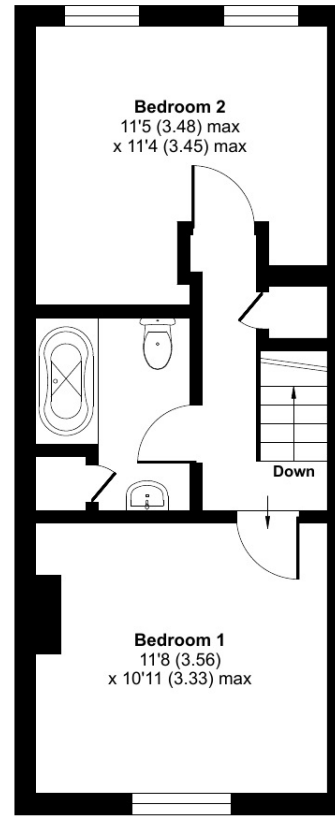




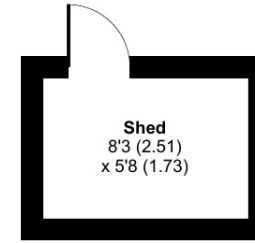
Approximate Area = 718 sq ft / 66.7 sq m
 Outbuildings = 167 sq ft / 15.5 sq m
 Total = 885 sq ft / 82.2 sq m
 For identification only - Not to scale



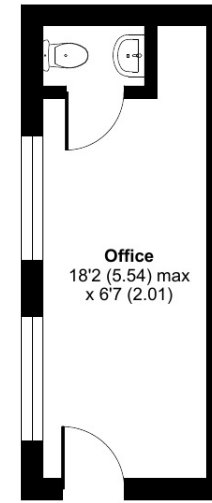
GROUND FLOOR



FIRST FLOOR



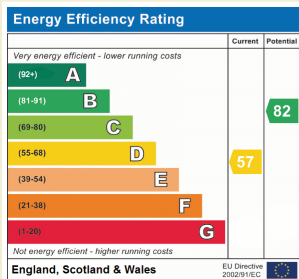
OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1043268



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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