



## St. Neots Road, Sandy

£375,000

- Detached Bay Fronted Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Non-Estate Location
- Separate Reception Rooms
- Shower Room
- Sun Room
- Off-Road Parking For Several Vehicles
- No Forward Chain

\*\*\*NO CHAIN\*\*\* Detached bungalow, comprising of hallway, separate reception rooms, two double bedrooms, shower room, fitted kitchen and sun room. Externally there is a delightful enclosed rear garden, established front garden and large driveway. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

Sandy has excellent commuter connections by both train and motorway to London and Peterborough. Kings Cross is a 65min commute by train and a 35min drive to Cambridge. Locally it is close to the amenities of the market towns of Sandy and Biggleswade and the RSPB Nature Reserve is also found in Sandy



Council Tax Band: E



## Spacious Reception Hallway

### Sitting Room

12'11" x 11'9"

### Bedroom One

13'9" max x 12'11" max

### Bedroom Two

12'5" max x 11'5" max

### Shower Room

8'1" x 7'0"

### Dining Room

12'6" x 10'10"

### Kitchen

10'5" x 7'6"

### Sun Room

11'11" x 6'3"

### Rear Garden

Patio area, shed, laid mainly to lawn with shrub beds. Enclosed by brick walling. Tap, gated side access to front from either side.

### Front Garden

Laid mainly to lawn with well stocked flower and shrub borders. Tarmac driveway to side, accessed via twin metal gates, providing off-road parking for several vehicles.

### Agent Disclamier

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

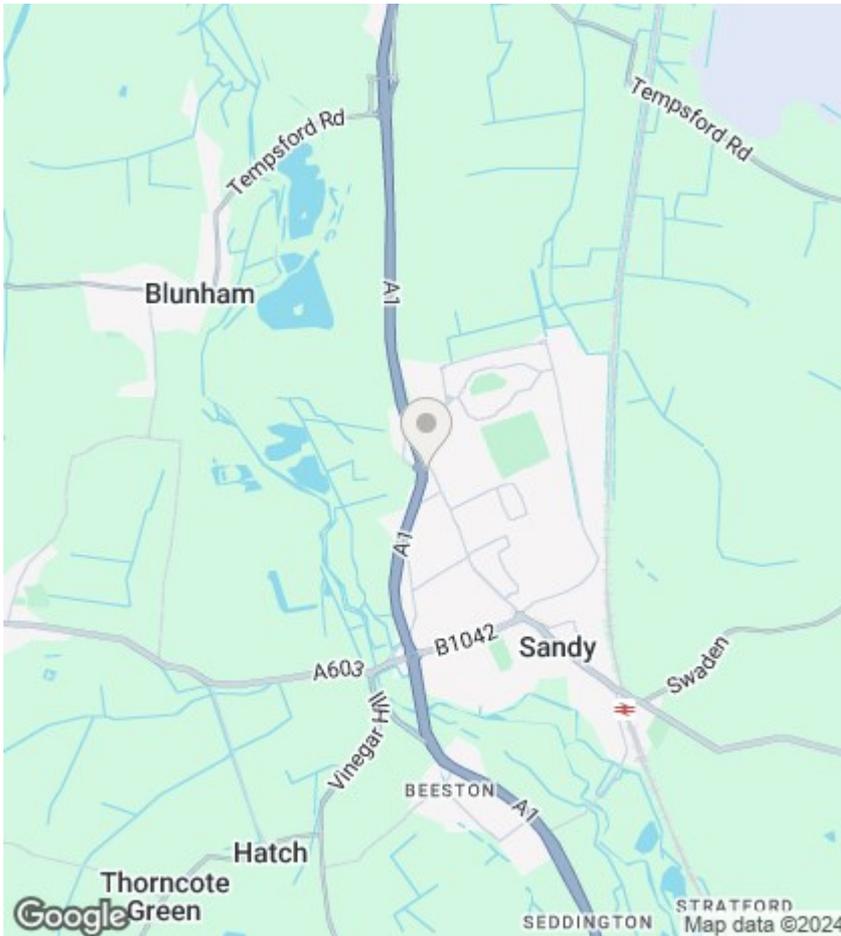
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### St. Neots Road, Sandy, SG19 1BU

Approximate Gross Internal Area  
86.7 sq m / 933 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.