



Kingsley Court, Sandy - SG19 1EB

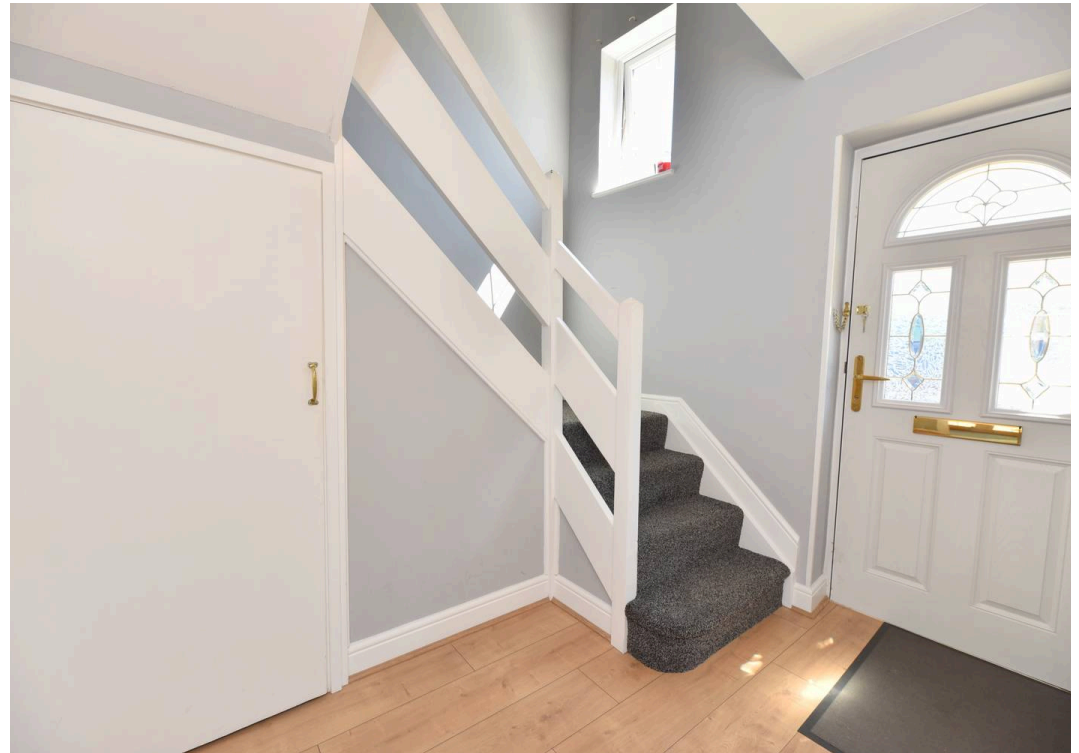
Guide Price £280,000



HARVEY
ROBINSON

- END OF TERRACE FAMILY HOME
- THREE DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE / DINING ROOM
- BRIGHT AND AIRY CONSERVATORY
- SPACIOUS KITCHEN
- DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM
- LOW MAINTANCE REAR GARDEN
- ON-STREET PARKING
- CLOSE TO AMENITIES & SCHOOLING





We are delighted to present this beautifully maintained three-bedroom home, ideally situated in the heart of Sandy, Bedfordshire within close distance to a range of local amenities and schooling.

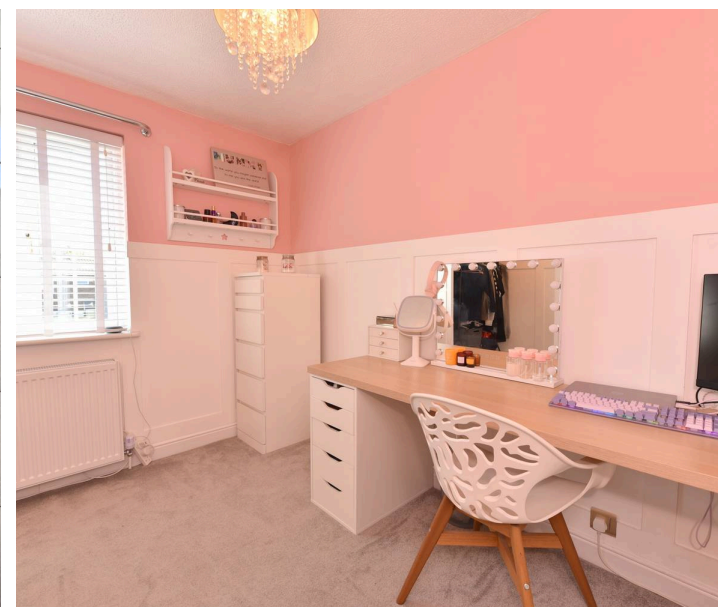
The accommodation briefly comprises a spacious lounge/dining room that flows seamlessly into a bright and airy conservatory, creating a perfect space for both relaxing and entertaining. The modern kitchen is well-appointed, and a convenient downstairs cloakroom completes the ground floor. Upstairs, the property offers three generously sized double bedrooms, along with a stylish and contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden featuring an artificial lawn and a paved patio area, ideal for outdoor dining and social gatherings. To the front and rear, there is on-street parking available.

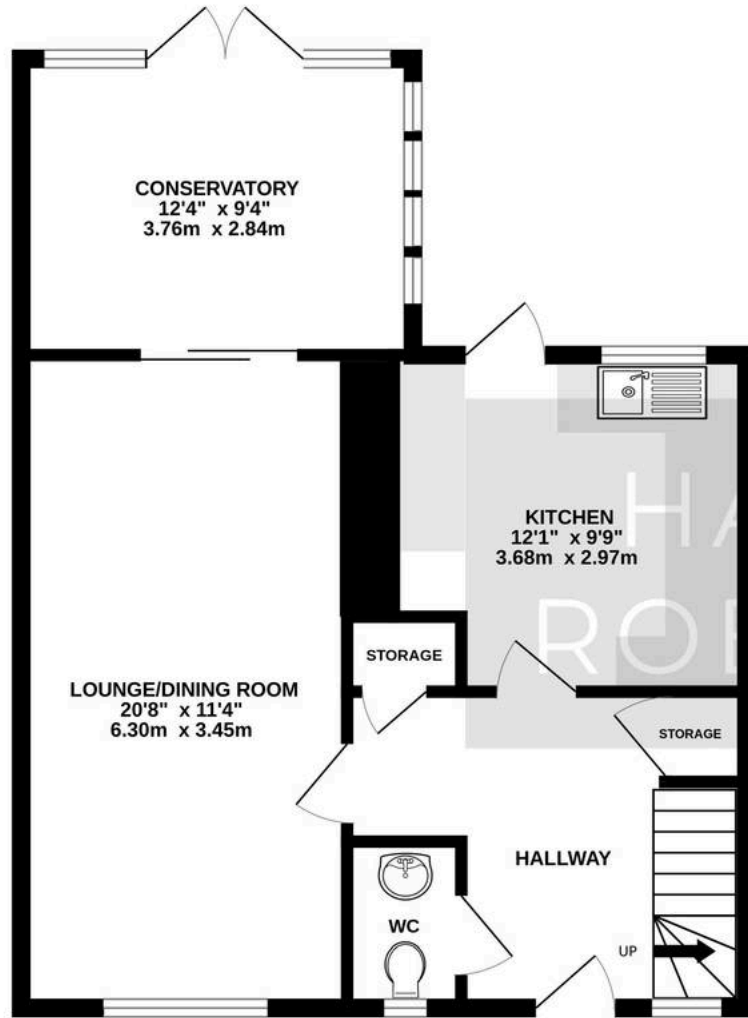
LOCATION AND AMENITIES

Sandy is a charming market town located in Central Bedfordshire, known for its friendly community, excellent transport links, and access to scenic countryside. Situated along the River Ivel and surrounded by picturesque landscapes, Sandy offers a blend of rural charm and modern convenience.

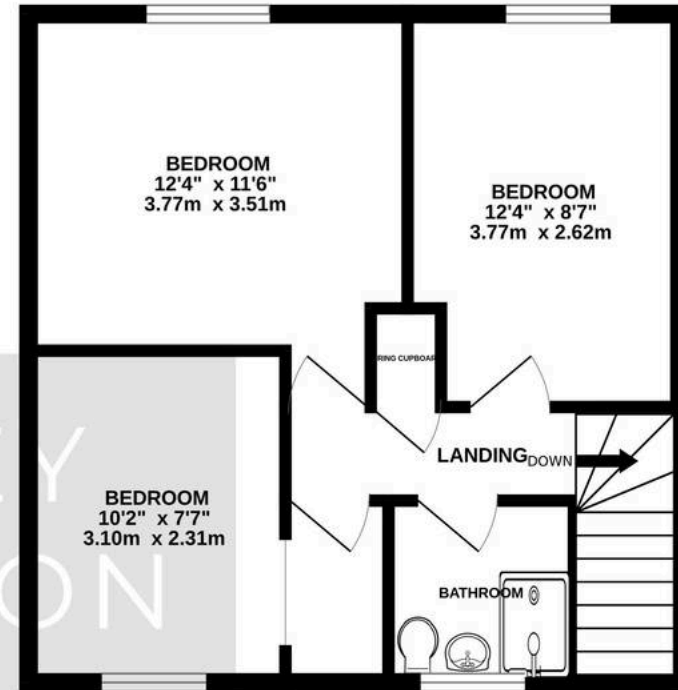
The town benefits from a variety of local amenities, including independent shops, cafes, supermarkets, and well-regarded schools. For outdoor enthusiasts, the nearby RSPB nature reserve at The Lodge provides beautiful woodland walks and wildlife watching. Sandy is particularly well-connected, with a mainline railway station offering regular services to London King's Cross and easy access to major road routes such as the A1, making it an ideal location for both commuters and families seeking a well-balanced lifestyle.



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



FIRST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Council Tax Band: B

Rear Garden Aspect: North- West

EPC Rating: C

Lower School Catchment: Laburnum Primary

Middle School Catchment: Sandy Secondary

Upper School Catchment: Sandy Upper

What3Words Location: [///glows.drives.jetliner](https://www.what3words.com/#!/en-gb////glows.drives.jetliner)

Postcode for SatNav: SG19 1EB

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 0.3 miles

Sandy Railway Station: 1.2 miles

Cambridge: 22.4 miles

Bedford: 9.2 miles

London: 50.7 miles

