



Kennedy & Co.

10 West Field Gardens, Sandy

SG19 1HF

EPC: C * No Upward Chain *

£315,000

- Fully Renovated & Much Improved To A High Standard
- Entrance Hall With Re-Fitted Modern Shower Room
- Spacious 21ft x 15ft 'L' Shaped Lounge/Diner
- Re-Fitted Modern Kitchen
- uPVC Double Glazed Conservatory
- Re-Fitted Modern Bathroom
- 15ft Master Bedroom With Two Further Double Bedrooms
- Generous Corner Plot



A wonderful opportunity to purchase this very spacious and hugely improved three double bedroom end of terrace home with no upward chain, which has been fully renovated and refurbished throughout to a high standard, occupying a generous corner plot with gated parking plus front and rear gardens, situated in a quiet location within easy walking distance of the market square and train station.

This fine property has been upgraded throughout to now boast an entrance hall with newly fitted modern shower room, very generous 21ft x 15ft lounge/diner, newly fitted modern kitchen, uPVC double glazed conservatory, and newly fitted first floor family bathroom.

Other benefits include all new floor coverings, new internal doors, newly installed uPVC double glazing throughout, newly installed gas to radiator central heating with new combination boiler, and no upward chain.

Externally this superb property offers a larger than average corner plot incorporating a generous front garden, and fully enclosed rear garden with secure gated driveway providing off road parking.

Early viewings on this home are highly recommended to avoid disappointment.

PARTICULARS

Storm porch with newly installed composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, LVT wood effect flooring, large built in storage cupboard, replaced communicating doors to:

SHOWER ROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, newly fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, shower enclosure with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

LOUNGE/DINER

21' 2" x 15' 7" (6.45m x 4.75m) 'L' Shaped. Dual aspect room, uPVC double glazed windows to both front and rear elevations, two double panel radiators, LVT wood effect flooring, uPVC double glazed French doors to conservatory, plus door to:

KITCHEN

9' 5" x 8' 8" (2.87m x 2.64m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, single panel radiator, newly fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, stone effect work surfaces, range of soft-close base units incorporating built in stainless steel oven, built in four burner electric hob over, built in dishwasher with matching door, space and plumbing for washing machine, space for fridge/freezer, further range of soft-close wall mounted units incorporating built in stainless steel extractor hood, LVT wood effect flooring, sunken spotlighting.

CONSERVATORY

9' 7" x 8' 3" (2.92m x 2.51m) uPVC double glazed conservatory, double doors to garden, LVT wood effect flooring, power points.

FIRST FLOOR

LANDING

Generous landing space, uPVC double glazed window to front elevation, access to loft space, built in airing cupboard housing newly installed gas combination boiler, replaced communicating doors to:

MASTER BEDROOM

15' 8" x 8' 10" (4.78m x 2.69m) Dual aspect room, uPVC double glazed windows to front and rear elevations, single panel radiator, newly fitted carpet.

BEDROOM TWO

12' 3" x 9' 6" (3.73m x 2.9m) uPVC double glazed window to rear elevation, single panel radiator, newly fitted carpet.

BEDROOM THREE

9' 2" x 8' 10" (2.79m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, newly fitted carpet.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, newly installed three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, part tiled and part waterproof panel boards to all splash areas, sunken spotlighting, extractor fan, vinyl tiled effect flooring.

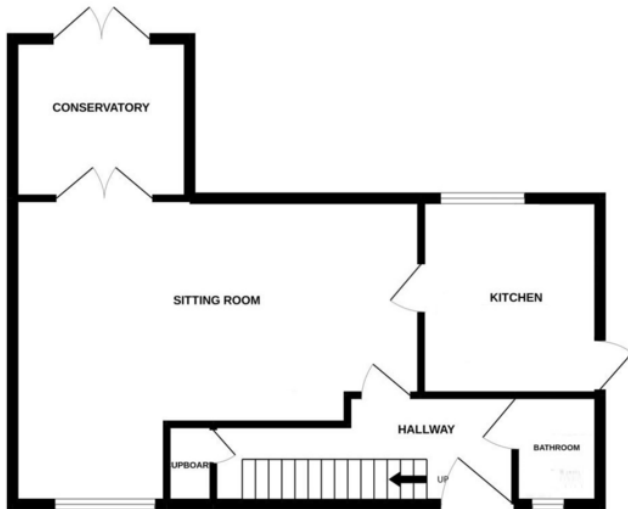
EXTERNALLY

FRONT

Enclosed by picket fencing, mainly laid to lawn, pathway to entrance door, gated access to side leading to:



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.

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.

REAR GARDEN

Fully enclosed by new timber fencing, paved patio area and laid to lawn area, shingled area to side ideal for storage, mono-block paved driveway with double gates providing secure off road parking, newly installed outside tap.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.