



**Kennedy
& Co.**

9 Mill Lane, Sandy

SG19 1NH

EPC: TBA

£425,000

- Spacious Extended Four Bedroom Detached Home
- Highly Sought After Location
- Generous 15ft Lounge
- Separate Dining Room
- Superb 19ft Re-Fitted Modern Kitchen/Breakfast Room
- Re-Fitted Modern Cloakroom
- Re-Fitted Bathroom & Separate W.C



A wonderful opportunity to purchase this highly desirable, extended and spacious four bedroom detached family home, which is situated within a highly sought after and rarely available quiet location within easy walking distance to delightful riverside walks, benefitting from generous reception rooms, spacious bedrooms and a fantastic 19ft re-fitted modern kitchen/breakfast room.

This fantastic property briefly boasts an entrance hall, spacious 15ft lounge, separate dining room, excellent 19ft re-fitted kitchen/breakfast room with Granite work surfaces, re-fitted cloakroom, re-fitted bathroom and separate W.C, plus 14ft master bedroom and 13ft guest bedroom.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.



Externally this fine home benefits from a cobble effect pressed concrete driveway for two/three cars, single garage with power and light connected, and a fully enclosed well maintained rear garden.

Early viewings are strongly encouraged.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Storm porch with replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:



LOUNGE

15' x 10' 10" (4.57m x 3.3m) uPVC double glazed window to front elevation, double panel radiator, open plan archway to:

DINING ROOM

12' 1" x 9' 3" (3.68m x 2.82m) uPVC double glazed window to rear elevation, single panel radiator, door to:

KITCHEN/BREAKFAST ROOM

19' x 11' 5" (5.79m x 3.48m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, single panel radiator, re-fitted modern kitchen comprising of one and a half bowl stainless steel sunken sink/drainer unit with mixer tap over, solid Granite work surfaces with integrated drainer, range of soft-close base units incorporating built in 'Neff' stainless steel double oven, built in 'Neff' four burner induction hob, space and plumbing for dishwasher, space and plumbing for to:

washing machine, space for tumble dryer, space for fridge/freezer, further range of soft-close wall units incorporating built in 'Neff' stainless steel extractor hood, vinyl wood effect flooring, ideal area for table and chairs, sunken LED spotlighting, door to:

REAR LOBBY

uPVC double glazed door to side elevation, vinyl wood effect flooring, door to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted two piece white suite comprising low level W.C with concealed cistern and wash hand basin set into drawer unit with mixer tap over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

14' 2" x 10' (4.32m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

13' 8" x 9' 2" (4.17m x 2.79m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

10' 2" x 10' (3.1m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

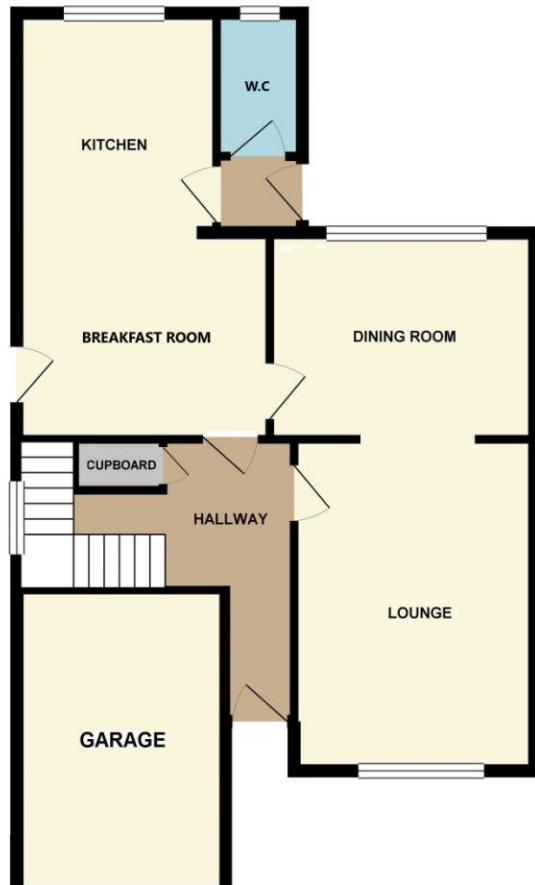
9' x 7' 5" (2.74m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, two wall mounted heated towel rails, re-fitted two piece white suite comprising of wash hand basin set into cupboard unit with mixer tap over and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, extractor fan.



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.

SEPARATE W.C

uPVC obscure double glazed window to rear elevation, re-fitted two piece white suite comprising of low level W.C with concealed cistern, wash hand basin set into cupboard unit with mixer tap over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Cobble effect pressed concrete driveway providing off road parking for 2/3 vehicles, established tree and shrub beds, gated access to side leading to:

REAR GARDEN

Fully enclosed well maintained rear garden, initial paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, raised timber decking seating area with timber canopy over, gated access to both sides.

GARAGE

Up and over door, power and light connected, wall mounted gas boiler.

COUNCIL TAX BAND Tax band E

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