



# Kennedy & Co.

28 Belam Way, Sandy

SG19 1DB

EPC: C \* No Upward Chain! \*

O.I.E.O £300,000

- Three DOUBLE Bedroom Home
- No Upward Chain!
- Re-Fitted Modern Kitchen
- Spacious 22ft Open Plan Lounge/Diner
- Generous 14ft Family Room
- Re-Fitted Matching Utility Room
- Re-Fitted First Floor Shower Room
- Easy Maintenance Enclosed Front & Rear Gardens



An excellent opportunity to purchase this sensibly priced extended, spacious and versatile three double bedroom home, offered with no upward chain, boasting generous extended accommodation with large reception rooms and three double bedrooms, situated in a quiet sought after no-through road location.

This spacious home briefly boasts an entrance hallway, re-fitted modern kitchen, very spacious 22ft open plan lounge/diner, generous 14ft family room, re-fitted matching utility room, re-fitted first floor shower room, and three generous double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally this home benefits from easy maintenance fully enclosed front and rear gardens.



Offered with no upward chain, 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**

uPVC double glazed obscure entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, built in storage cupboard, coving to ceiling, door to:



### **KITCHEN**

11' 4" x 7' (3.45m x 2.13m) Re-fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel double oven, built in electric hob, built in dishwasher with matching door, further range of wall mounted units incorporating stainless steel extractor hood, sunken spotlighting, vinyl wood effect flooring, door to family room and door to:

### **LOUNGE/DINER**

22' 6" x 11' (6.86m x 3.35m) uPVC double glazed bay window to front elevation, double panel radiator, feature living flame gas fireplace with wooden surround and marble hearth, coving to ceiling, uPVC double glazed sliding patio doors to:

### **FAMILY ROOM**

14' x 13' (4.27m x 3.96m) uPVC double glazed door to side elevation plus uPVC double glazed sliding patio doors to rear elevation, single panel radiator, coving to ceiling, door to:

### **UTILITY ROOM**

9' 5" x 6' 2" (2.87m x 1.88m) uPVC double glazed door to rear elevation, re-fitted utility room comprising range of base units incorporating built in washing machine and built in tumble dryer both with matching doors, further range of wall mounted units, space for fridge/freezer, tiled wood effect flooring.

### **FIRST FLOOR**

#### **LANDING**

Access to loft space, communicating doors to:

### **MASTER BEDROOM**

11' 7" x 9' 8" (3.53m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, built in range of bedroom furniture.

### **BEDROOM TWO**

11' x 8' 6" (3.35m x 2.59m) uPVC double glazed window to front elevation, single panel radiator, built in wardrobes.

### **BEDROOM THREE**

12' 10" x 7' 4" (3.91m x 2.24m) Two uPVC double glazed windows to front elevation, single panel radiator, built in double wardrobe.

### **SHOWER ROOM**

Two uPVC obscure double glazed windows to rear elevation, re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, sunken spotlighting, built in storage cupboard housing gas combi boiler.

### **EXTERNALLY**

#### **FRONT**

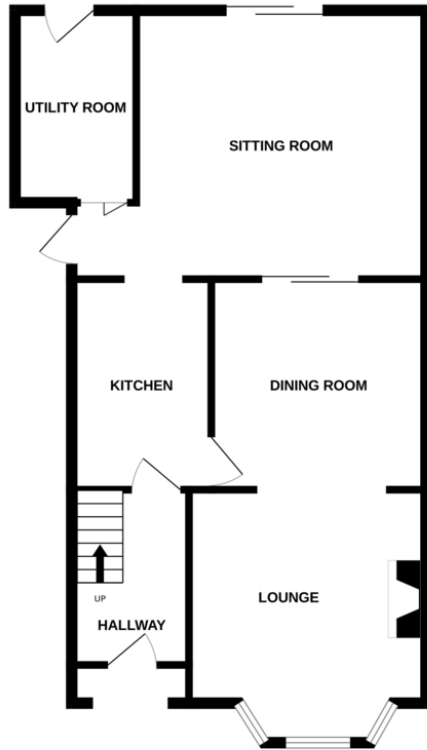
Fully enclosed by timber picket fencing, fully paved with established tree and shrub borders.

#### **REAR GARDEN**

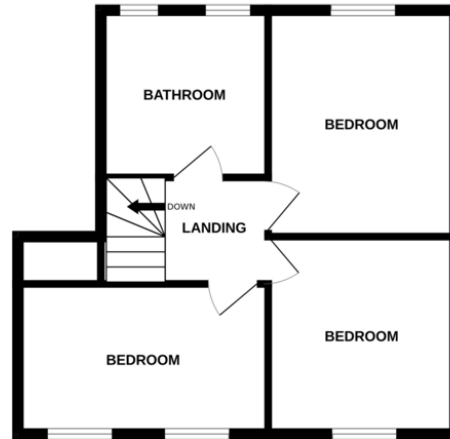
Fully enclosed easy maintenance rear garden, fully paved with raised tree and shrub borders and beds, timber shed.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

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.  
Made with Metroplan ©2023

**OFFICE**

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedystateagents.uk](mailto:sandy@kennedystateagents.uk)

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