



**Kennedy
& Co.**

11 Glebe Road, Sandy

SG19 1LS

EPC: D * No Upward Chain! *

£275,000

- Three/Four Bedroom Semi-Detached Home
- No Upward Chain!
- Very Generous 21ft Lounge
- Fitted Kitchen
- Study/Bedroom Four
- uPVC Double Glazed Brick Based Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Short Walk To Town Centre



An ideal opportunity to purchase this spacious three/four bedroom semi-detached family home, boasting generous accommodation including a 21ft lounge and conservatory, offered with no upward chain and situated in a quiet sought after location within easy walking distance of the town centre.

This property has been recently redecorated with replaced floor coverings to most rooms, and briefly boasts an entrance hallway, study/bedroom four, very spacious 21ft sitting room, uPVC double glazed brick based conservatory, fitted kitchen and first floor family bathroom.

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

Externally this home benefits from a driveway for 1-2 cars, front garden, and a fully enclosed 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

uPVC double glazed entrance door to:

Laminated wood effect flooring, stairs rising to first floor, communicating doors to:

STUDY/BEDROOM FOUR

13' x 7' 8" (3.96m x 2.34m) uPVC double glazed window to front elevation, single panel radiator, built in cupboard space under stairs, coving to ceiling.

LOUNGE

21' 3" x 9' 9" (6.48m x 2.97m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with wooden surround and hearth, laminated wood effect flooring, coving to ceiling, door to kitchen, plus uPVC double glazed sliding patio doors to:

CONSERVATORY

9' 4" x 9' 2" (2.84m x 2.79m) Brick based uPVC double glazed conservatory, double doors to garden, laminated wood effect flooring, power points.

KITCHEN

10' 9" x 8' 10" (3.28m x 2.69m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted kitchen comprising of one and half bowl stainless steel sink/drainage unit with mixer taps over, rolled top work

surfaces, range of fitted base units incorporating built in stainless steel double oven with built in four burner gas hob over, space and plumbing for washing machine, space for fridge, tiling to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 10" x 10' 3" (3.91m x 3.12m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, built in shower cubicle with fitted shower over, coving to ceiling.

BEDROOM TWO

10' 10" x 10' (3.3m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, built in cupboard over stairs, coving to ceiling.

BEDROOM THREE

8' x 8' (2.44m x 2.44m) uPVC double glazed window to front elevation, double panel radiator, built in storage cupboard, coving to ceiling.

BATHROOM

uPVC double glazed obscure window to rear elevation, single panel radiator, fitted three piece suite comprising of low level W.C with concealed cistern, wash hand basin set into cupboard unit with mixer tap over, panelled bath with mixer taps over, tiled to all splash areas, vinyl flooring, built in airing cupboard housing gas combination boiler.

EXTERNALLY

FRONT

Mainly laid to lawn, mono-block paved driveway providing off road parking for one or two small cars, gated access to side leading to:

REAR GARDEN

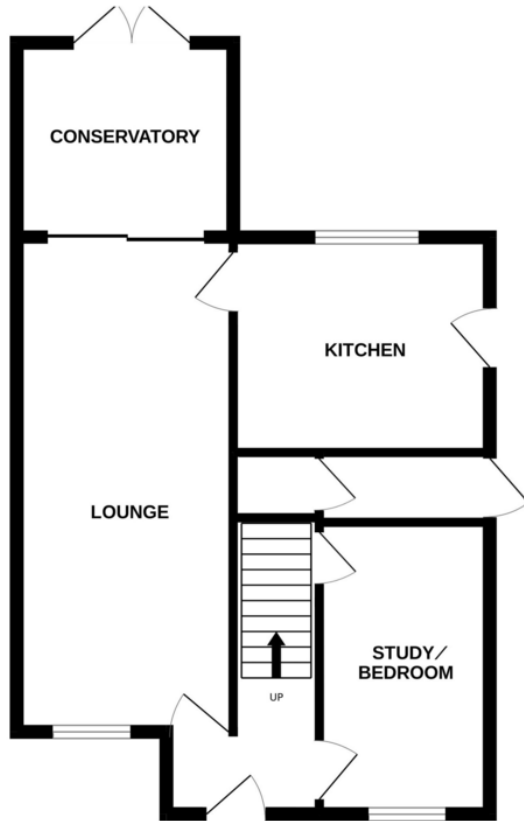
Fully enclosed low maintenance rear garden, uPVC double glazed door to:

BRICK STORE

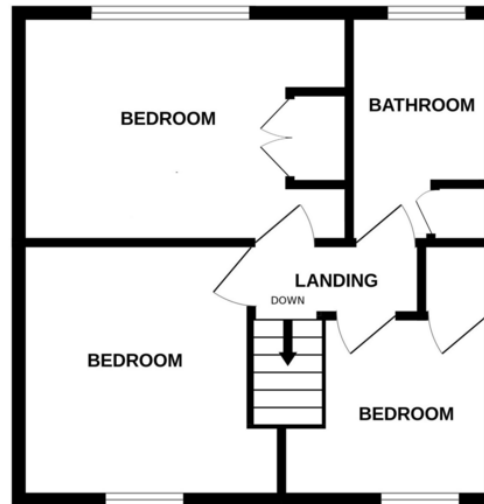
Brick built storage cupboard ideal for garden storage, further internal built in storage cupboard housing meters.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band C

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.
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