



Kennedy & Co.

15 Partridge Piece, Sandy

SG19 2UP

EPC: D

£395,000

- Three Double Bedroom Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 14ft x 13ft Lounge
- Fantastic Luxury Fitted 17ft Open Plan Kitchen/Diner
- Re-Fitted Modern Shower Room
- En-Suite To Master Bedroom
- Driveway Providing Off Road Parking For 2-3 Vehicles
- Single Garage With Power and Light Connected



A superb opportunity to purchase this very well presented and much improved three double bedroom detached modern family home, ideally situated in an excellent corner position within a quiet sought after area of Sandy, benefitting from an established rear garden, ample parking and single garage with power and light connected.

This fine home briefly boasts an entrance hall with re-fitted modern cloakroom, spacious 14ft x 13ft sitting room, fantastic 17ft open plan luxury re-fitted kitchen/diner with solid granite work surfaces and integrated appliances, master bedroom with en-suite, and re-fitted modern family shower room.

Other benefits include uPVC double glazing throughout and gas to radiator central heating with replaced boiler.

Externally this great property offers a driveway providing off road parking for two/three cars, further parking available in front of the property, front garden, single garage with power and light connected, and a fully enclosed well maintained rear garden.

Due to very high demand, early viewings are strongly recommended.

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 composite double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to side elevation, single panel radiator, stairs rising to first floor, laminated wood effect flooring, replaced communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to half height to two elevations, laminated wood effect flooring.

LOUNGE

14' 4" x 13' 4" (4.37m x 4.06m) uPVC double glazed window to front elevation, two double panel radiators, feature living flame gas fireplace with marble hearth and surround, built in under stairs storage cupboard, laminated wood effect flooring, coving to ceiling, open plan archway to:

KITCHEN/DINER

17' 8" x 11' 7" (5.38m x 3.53m) uPVC double glazed window to rear elevation and uPVC double glazed sliding patio doors to rear elevation, double panel radiator, re-fitted luxury kitchen comprising stainless steel sink unit with mixer tap over, solid granite work surfaces with integrated drainer, range of soft close base units incorporating built in double oven, built in four burner induction hob, built in fridge/freezer and built in dishwasher with matching doors, further range of soft close wall mounted units incorporating stainless steel extractor hood and hidden replaced gas boiler, tiled flooring, ideal area for table and chairs, sunken spotlighting, laminated wood effect flooring, personnel door to garage.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

11' 1" x 9' 3" (3.38m x 2.82m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over and fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, extractor fan.

BEDROOM TWO

11' 9" x 4' (3.58m x 1.22m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

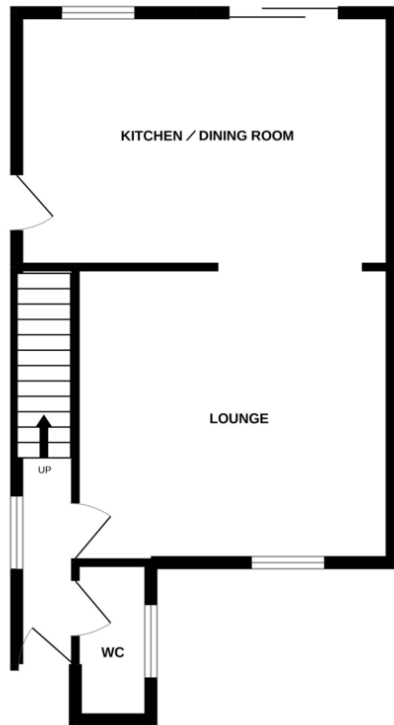
13' 4" x 8' 1" (4.06m x 2.46m) (maximum measurements) uPVC double glazed window to front elevation, single panel radiator.

SHOWER ROOM

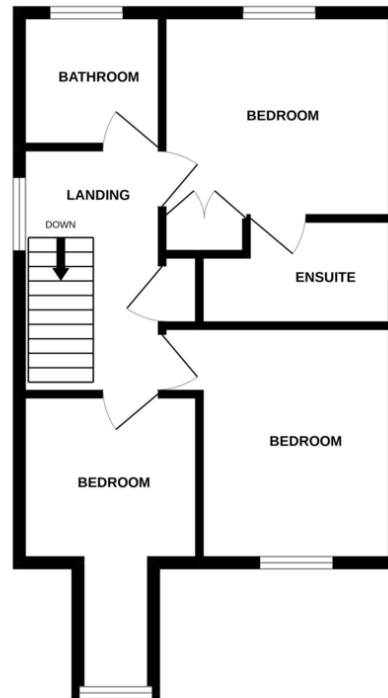
uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, fully tiled to all elevations, vinyl wood effect flooring, extractor fan.



GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 84.4 sq.m. (909 sq.ft.) 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.
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EXTERNALLY

FRONT

Mainly laid to lawn with tree and shrub borders, driveway to side providing off road parking for two/three vehicles, further parking area to the front for two cars, gated access to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap and outside power points, mainly laid to lawn with established tree and shrub borders, personnel door to:

GARAGE

Up and over door, power and light connected, storage space in roof eaves.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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17 Market Square
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SG19 1LA

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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