



**Kennedy  
& Co.**

1B Cottage Road, Sandy

SG19 1DE

EPC: D

Offers In Excess Of £400,000

- Three Double Bedroom Detached Bungalow
- Spacious Entrance Hall
- Generous 15ft Kitchen/Breakfast Room
- Separate Utility Room
- Spacious 18ft x 13ft Lounge
- Master Bedroom With Re-Fitted Modern En-Suite
- Family Bathroom
- Driveway Providing Off Road Parking For 2 Cars



A fantastic opportunity to purchase this unique and one of only two built, modern three double bedroom detached bungalow, nestled to the end of a sought after location within Sandy set back away from the road, occupying a generous plot with delightful non-overlooked rear garden, driveway providing off road parking and garage with power and light connected.

This superb home briefly boasts a generous entrance hallway, very spacious 18ft x 13ft lounge, generous 15ft kitchen/breakfast room with separate utility room, family bathroom and master bedroom with re-fitted modern en-suite shower room, plus two further double bedrooms (our client currently uses one bedroom as a dining room).

Other benefits include uPVC double glazing throughout, gas to radiator central heating, and a very short onward chain of just one new build property.

Externally the property benefits from mono-block paved driveway providing off road parking for two vehicles, garage with power and light connected, and a superb non-overlooked private rear garden.

Early viewings are highly recommended to avoid disappointment.

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

Double panel radiator, access to loft space, built in double doored storage cupboard, further built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

### **KITCHEN**

15' 6" x 8' 10" (4.72m x 2.69m) Dual aspect room, uPVC double glazed windows to both side elevations, single panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for fridge/freezer, space for further fridge, built in stainless steel double oven, built in stainless steel four burner gas hob, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl tiled flooring, coving to ceiling, door to:

### **UTILITY ROOM**

7' 8" x 5' 5" (2.34m x 1.65m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed door to side elevation, double panel radiator, rolled top work surface, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, wall and base units, vinyl tiled flooring, coving to ceiling.

## LOUNGE

18' 1" x 13' 3" (5.51m x 4.04m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, feature living flame gas fire with brick surround and tiled hearth, coving to ceiling.

## MASTER BEDROOM

12' 9" x 9' 1" (3.89m x 2.77m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, single panel radiator, built in triple wardrobe with sliding doors, coving to ceiling, door to:

## ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted modern three piece white suite comprising low level W.C, wash hand basin set into cupboard unit with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all

splash areas, vinyl wood effect flooring, extractor fan, coving to ceiling.

## BEDROOM TWO

10' 9" x 9' 5" (3.28m x 2.87m) Dual aspect room, uPVC double glazed windows to both front and side elevations, single panel radiator, built in double wardrobe with sliding doors, coving to ceiling

## BEDROOM THREE/DINING ROOM

11' 5" x 8' 10" (3.48m x 2.69m) (Currently used as a dining room) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

## BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over, tiled to all splash areas, vinyl flooring, extractor fan, coving to ceiling.

## EXTERNALLY

### FRONT

Mono-block paved driveway providing off road parking for two vehicles, outside tap, gated access to side leading to:

### REAR GARDEN

Fully enclosed very private and non-overlooked rear garden, initial paved patio area, mainly laid to lawn with extensive conifer hedge border, two timber sheds and greenhouse, paved patio areas to both sides providing storage space, personnel door to:

### GARAGE

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





**COUNCIL TAX BAND**

Tax band D

**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.