



# Kennedy & Co.

33 Belam Way, Sandy

SG19 1DB

EPC: D \* No Upward Chain! \*

£259,950

- Spacious Three DOUBLE Bedroom Home
- No Upward Chain!
- Entrance Hall
- Spacious 12ft x 12ft Lounge
- Generous Enclosed Rear Garden
- Separate Dining Room
- Fitted Kitchen
- uPVC Double Glazed Brick Based Conservatory
- Utility/Store Room
- Quiet No Through Road



An excellent opportunity to purchase this spacious and versatile three DOUBLE bedroom home, offered with no upward chain, boasting generous accommodation with two 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, fitted kitchen, spacious 12ft x 12ft lounge, separate dining room, uPVC double glazed conservatory with utility/store room, and family bathroom with separate W.C, plus three generous double bedrooms.

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

Externally this home benefits from a beautifully established enclosed front garden, and fully enclosed generous rear garden.



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.

#### **PARTUCLARS**

Composite obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, built in storage cupboard, vinyl wood effect flooring, communicating doors to:

#### **LOUNGE**

12' 9" x 12' 2" (3.89m x 3.71m) uPVC double glazed bay window to front elevation, double panel radiator,



feature electric fireplace with brick surround.

#### **KITCHEN**

11' 5" x 7' 1" (3.48m x 2.16m) uPVC double glazed window to rear elevation plus uPVC double glazed door to conservatory, double panel radiator, fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for fridge, space for cooker, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units, large built in pantry cupboard, vinyl wood effect flooring, door to:

#### **DINING ROOM**

11' 5" x 11' (3.48m x 3.35m) uPVC double glazed window to rear elevation, feature living flame gas fireplace with wooden surround and marble hearth, coving to ceiling.

## CONSERVATORY

13' 5" x 9' 9" (4.09m x 2.97m) (max measurements) uPVC double glazed brick based conservatory, uPVC doors to side and rear elevations, large built in storage cupboard, tiled flooring, power points, door to:

## UTILITY/STORE ROOM

6' 4" x 6' 4" (1.93m x 1.93m) uPVC double glazed window to side elevation, power and light connected, space for fridge/freezer, potential to convert into home office etc.

## FIRST FLOOR

### LANDING

Access to loft space, built in airing cupboard housing hot water cylinder and wall mounted gas boiler, communicating doors to:

## MASTER BEDROOM

11' 6" x 8' 1" (3.51m x 2.46m) uPVC double glazed window to rear elevation, single panel radiator, range of built in sliding wardrobes, coving to ceiling.

## BEDROOM TWO

11' x 9' 8" (3.35m x 2.95m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

## BEDROOM THREE

12' 10" x 7' 5" (3.91m x 2.26m) Two uPVC double glazed windows to front elevation, single panel radiator, large built in storage cupboard over stairs.

## BATHROOM

uPVC double glazed obscure window to rear elevation, single panel radiator, fitted two piece suite comprising wash hand basin set into cupboard unit and panelled bath with fitted shower over, tiled to all splash areas, vinyl flooring.

## SEPARATE W.C

uPVC double glazed obscure window to rear elevation, fitted low level W.C, vinyl flooring.

## EXTERNALLY

### FRONT

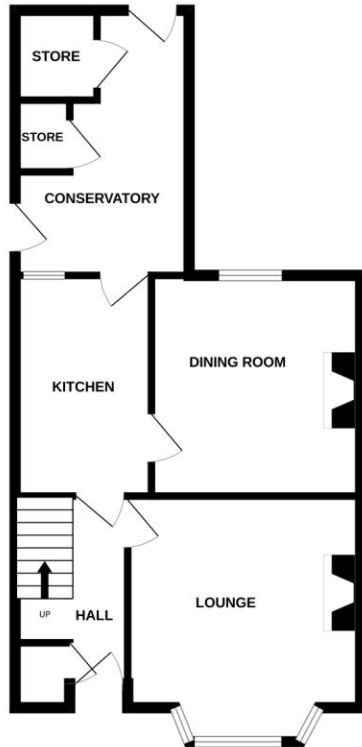
Enclosed very established front garden with beautiful magnolia tree, pathway to entrance door.

### REAR GARDEN

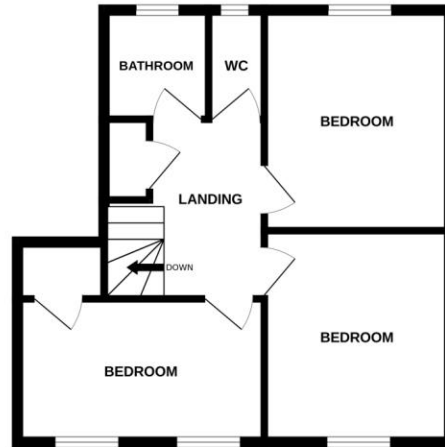
Generous fully enclosed rear garden, initial paved patio area, currently separated into planting areas, greenhouse.



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.  
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**OFFICE**

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** sandy@kennedyestateagents.uk

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