



# Kennedy & Co.

4 Leeds Smith Drive, Sandy

SG19 1LU

EPC: C

£339,950

- Substantial Four Bedroom Semi-Detached Home
- Generous 16ft Lounge
- Separate Dining Room
- Spacious 16ft Kitchen/Breakfast Room
- 13ft Family Room
- Cloakroom
- Re-Fitted First Floor Shower Room
- 15ft Master Bedroom
- Generous Rear Garden





**An excellent opportunity to purchase this greatly extended four bedroom semi-detached family home, boasting versatile accommodation with three reception rooms and downstairs cloakroom, plus a driveway and generous non-overlooked rear garden, situated in a quiet sought after location within very easy walking distance of the town centre.**

**The property briefly boasts an entrance hallway, cloakroom, spacious 16ft lounge, generous 16ft kitchen/breakfast room, separate dining room, further family room, four bedrooms including a very spacious 15ft master with built in wardrobes, and re-fitted first floor shower room.**

**Other benefits include uPVC double glazing, and gas to radiator central heating with a combination boiler.**

**Externally this superb home benefits from a driveway providing off road parking, front garden, and fully enclosed non-overlooked 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**

Timber entrance door to:

### **ENTRANCE HALL**

Stairs rising to first floor, door to family room plus door to:

### **LOUNGE**

16' 10" x 9' 7" (5.13m x 2.92m) uPVC double glazed window to front elevation, feature living flame gas fireplace, coving to ceiling, open plan design to:

### **DINING ROOM**

11' 2" x 9' 4" (3.4m x 2.84m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, coving to ceiling, door to:

### **KITCHEN/BREAKFAST ROOM**

16' 5" x 11' (5m x 3.35m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, fitted kitchen area comprising one bowl stainless steel sink/drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, built in oven with built in four burner gas hob over, tiled to all splash areas, further range of wall mounted units

incorporating fitted extractor hood, breakfast area with space for table and chairs, vinyl tiled effect flooring, coving to ceiling, door to:

### **FAMILY ROOM**

13' 9" x 7' 9" (4.19m x 2.36m) Double glazed window to front elevation, double panel radiator, coving to ceiling, door to:

### **CLOAKROOM**

uPVC obscure double glazed window to side elevation, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl tiled effect flooring, coving to ceiling.

### **FIRST FLOOR**

### **LANDING**

Coving to ceiling, communicating doors to:

### **MASTER BEDROOM**

15' 3" x 10' (4.65m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes.

### **BEDROOM TWO**

10' 10" x 9' 9" (3.3m x 2.97m) uPVC double glazed window to front elevation, double panel radiator, built in storage cupboard over stairs.

### **BEDROOM THREE**

10' 9" x 8' (3.28m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, access to loft space.

### **BEDROOM FOUR**

11' x 6' 1" (3.35m x 1.85m) uPVC double glazed window to rear elevation, single panel radiator.

### **SHOWER ROOM**

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, large walk-in shower area with fitted rain shower over, built in airing cupboard housing hot wall mounted gas combination boiler, vinyl tiled effect flooring.

### **EXTERNALLY**

### **FRONT**

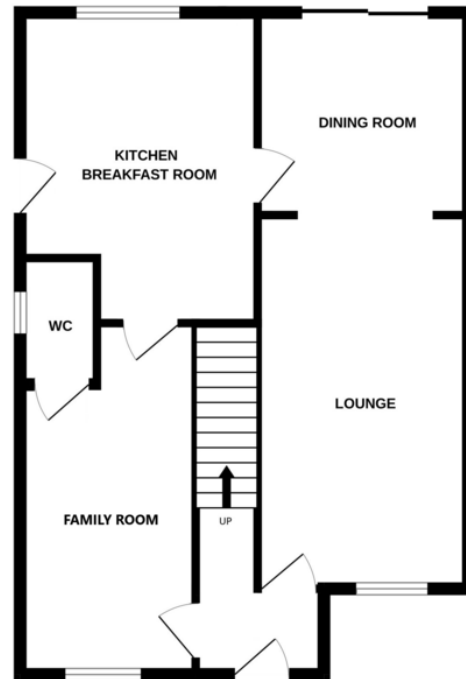
Mainly laid to lawn, mono-block paved driveway providing off road parking, gated access to side leading to:

### **REAR GARDEN**

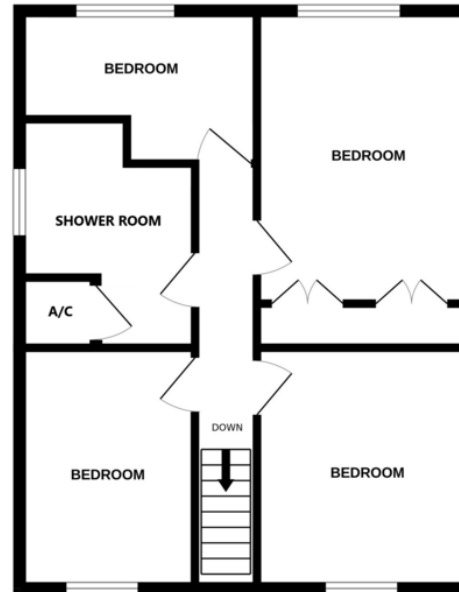
Initial paved patio area with outside tap to side, mainly laid to lawn with mature trees and shrubs, brick built outbuilding with power and light connected, timber shed.



GROUND FLOOR



1ST FLOOR



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.

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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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