



**Kennedy
& Co.**

40 Longfield Road, Sandy

SG19 1LJ

EPC: D

£339,950

- Much Improved & Immaculately Presented Semi-Detached Home
- Spacious Entrance Hall
- Generous 14ft Lounge With Bay Window
- Superb 19ft Re-Fitted Modern Open Plan Kitchen/Diner
- Sun Room & Utility Room
- Re-Fitted Cloakroom
- Luxury Re-Fitted Four Piece Bathroom
- Much Larger Than Average Enclosed Rear Garden



A fantastic opportunity to purchase this very much improved and immaculately presented three bedroom semi-detached home, boasting a spacious 14ft lounge and 19ft open plan modern re-fitted kitchen/diner, plus a much larger than average enclosed rear garden, all situated within a short walk to the town centre.

The property briefly boasts a spacious entrance hallway, generous 14ft lounge with bay window, superb 19ft open plan re-fitted modern kitchen/diner, sun room, re-fitted cloakroom, utility room, luxury re-fitted four piece family bathroom and three good sized bedrooms.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with combination boiler, and a full re-wire.

Externally this superb home benefits from off road parking for two vehicles, and a much larger than average 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 obscure double glazed entrance door to:

LOUNGE

14' 2" x 12' 8" (4.32m x 3.86m) uPVC double glazed bay window to front elevation, double panel radiator, feature electric flame effect wood burner, sunken spotlighting.

KITCHEN/DINER

19' 6" x 11' (5.94m x 3.35m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, double panel radiator, re-fitted modern kitchen comprising one and a half bowl ceramic sink/drain unit with mixer tap over, granite effect work surfaces, range of base units incorporating built in stainless steel oven with built in four burner induction hob over, built in wine cooler, built in breakfast bar, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units, ideal area for table and chairs, laminated wood effect flooring, sunken spotlighting, uPVC double glazed door to:

SUN ROOM

13' 3" x 5' (4.04m x 1.52m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, double panel radiator, vinyl wood effect flooring, large built in store plus door to:

CLOAKROOM

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

UTILITY ROOM

8' 10" x 5' 9" (2.69m x 1.75m) (Entered from the garden) uPVC double glazed window to side elevation, space and plumbing for washing machine, space for tumble dryer, wall mounted gas combi boiler.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space with fitted loft ladder, communicating doors to:

MASTER BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

11' 6" x 10' 9" (3.51m x 3.28m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

8' 10" x 8' 6" (2.69m x 2.59m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

BATHROOM

Dual aspect room, uPVC obscure double glazed windows to both rear and side elevations, wall mounted heated towel rail, re-fitted luxury four piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, freestanding bath with mixer tap and shower attachment over, large walk in shower enclosure with fitted rain shower over, luxury laminated wood effect flooring, sunken spotlighting.

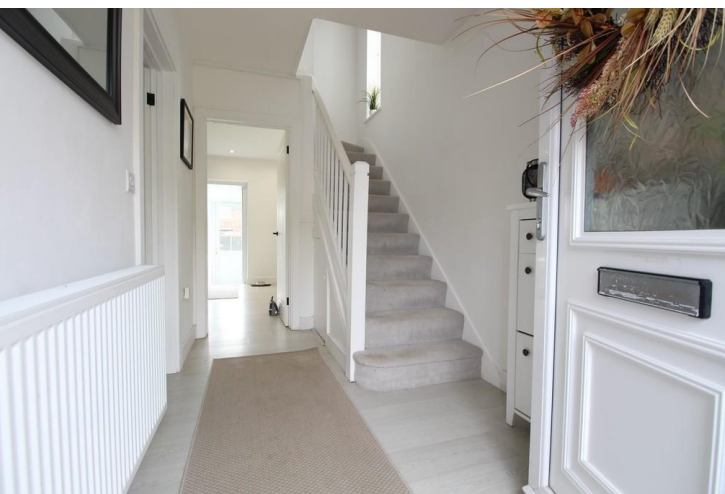
EXTERNALLY

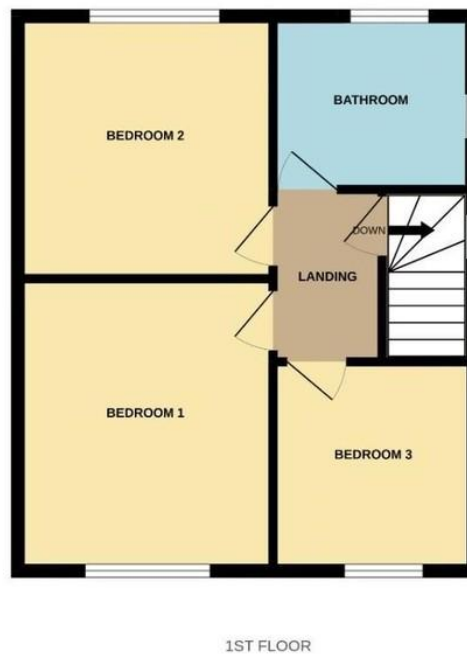
FRONT

Driveway providing off road parking plus shingled area providing further parking, gated access to side leading to shared walkway with further gated access to:

REAR GARDEN

Fully enclosed very generous rear garden, mainly laid to lawn with hardstanding seating areas, timber shed, personnel door to utility room.





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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