



Kennedy & Co.

10 Mills Walk, Sandy

SG19 1LR

EPC: C

£389,950

- Very Much Improved Four Bedroom Detached Home
- Entrance Hall
- Spacious 26ft Lounge/Diner
- Excellent 20ft Re-Fitted Modern Kitchen/Breakfast Room
- Re-Fitted Modern Ground Floor Shower Room
- Re-Fitted Modern Family Bathroom
- Enclosed Rear Garden
- Driveway For Three Cars



An excellent opportunity to purchase this very much improved, well presented and spacious four bedroom detached family home, benefitting from a very spacious 26ft lounge/diner and fantastic 20ft re-fitted kitchen/breakfast room, ideally situated in a quiet no through road within very easy walking distance of the town centre and train station.

This fine home briefly boasts an entrance hall, re-fitted modern ground floor shower room, generous 26ft lounge/diner with bi-folding doors, superb re-fitted modern 20ft kitchen/breakfast room, plus a re-fitted modern first floor family bathroom and four bedrooms.

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

Externally the property offers a well maintained enclosed rear garden with extensive paved patio area, and an excellent mono-block paved driveway providing off road parking for three vehicles.

Early viewings are strongly encouraged.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

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

SHOWER ROOM

uPVC obscure double glazed window to front elevation, wall mounted chrome heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled flooring, extractor fan, sunken spotlighting.

LOUNGE/DINER

26' x 9' 9" (7.92m x 2.97m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed bi-folding doors to rear elevation, two double panel radiators and single panel radiator, luxury laminated wood effect flooring, door to:

KITCHEN/BREAKFAST ROOM

20' 5" x 10' 10" (6.22m x 3.3m) uPVC double glazed window to rear elevation, feature strip panel radiator, re-fitted modern kitchen comprising of one and a half bowl composite 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, space for tumble dryer, built in fridge/freezer with matching doors, built in stainless steel oven with built in stainless steel combination oven over, built in four burner induction hob, further range of wall mounted units incorporating fitted extractor hood and wall mounted gas combination boiler, generous built in breakfast bar, vinyl wood effect flooring, sunken spotlighting.

FIRST FLOOR - LANDING

Access to loft space, built in storage cupboard, communicating doors to:

MASTER BEDROOM

10' 8" x 10' (3.25m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM TWO

10' 9" x 7' 10" (3.28m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

10' 4" x 7' 10" (3.15m x 2.39m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring.

BEDROOM FOUR

8' 3" x 6' 4" (2.51m x 1.93m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard.

BATHROOM

uPVC double glazed obscure window to rear elevation, wall mounted towel rail, re-fitted three piece suite comprising of low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, vinyl wood effect flooring.

EXTERNALLY

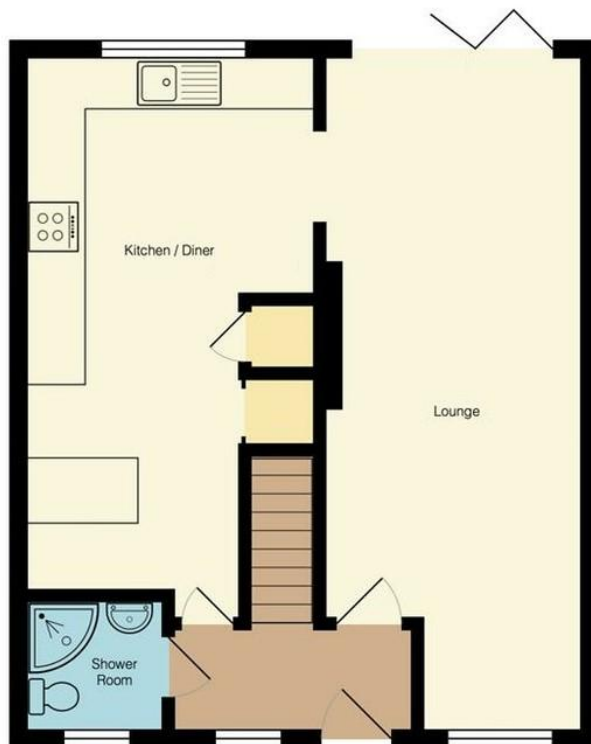
FRONT

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

REAR GARDEN

Fully enclosed rear garden, initial extensive paved patio area with outside tap and outside power points, mainly laid to lawn, timber shed.





This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.uk

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.