



**Kennedy
& Co.**

12 Dove Close, Sandy

SG19 2UT

EPC: C

£300,000

- Rarely Available Two Large Double Bedroom End Terrace Home
- Entrance Hall
- Generous 16ft Lounge
- Re-Fitted Modern Kitchen
- Spacious 16ft Dining/Family Room
- uPVC Double Glazed Brick Based Conservatory
- Re-Fitted Family Bathroom
- 15ft Master Bedroom



A fantastic and rare opportunity to purchase this very well presented and much improved two large double bedroom end terrace modern home, benefitting from a generous 16ft lounge and spacious 16ft dining/family room, situated in a highly sought after location within the ever popular Fallowfield development in Sandy.

This superb property briefly boasts an entrance hall, spacious 16ft lounge, re-fitted modern kitchen, generous 16ft dining/family room, excellent uPVC double glazed conservatory, re-fitted first floor bathroom and two large double bedrooms including a very spacious 15ft master.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating.

Externally this fine home offers a driveway providing off road parking for two or three vehicles, much larger than average front garden, and a fully enclosed easy maintenance rear garden with timber pergola seating area.

This ideal first time or investment buy must be viewed early to avoid disappointment.

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

Storm porch with replaced composite double glazed entrance door to:

ENTRANCE HALL

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

DINING/FAMILY ROOM

16' 10" x 7' 9" (5.13m x 2.36m) uPVC double glazed window to front elevation, double panel radiator, coving to ceiling.

LOUNGE

16' 10" x 10' 4" (5.13m x 3.15m) uPVC double glazed sliding patio doors to conservatory, two single panel radiators, coving to ceiling, door to:

KITCHEN

9' 1" x 7' 2" (2.77m x 2.18m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one and a half bowl composite sink drainer unit with mixer taps over, range of soft-close base units incorporating built in stainless steel oven with built in four burner induction hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of soft-close wall mounted units incorporating fitted extractor hood, vinyl wood effect flooring, wall mounted gas boiler, coving to ceiling.

CONSERVATORY

11' 6" x 11' 4" (3.51m x 3.45m) uPVC double glazed conservatory, double doors to garden, power and light points.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

15' 1" x 9' 4" (4.6m x 2.84m) uPVC double glazed window to front elevation, single panel radiator, large built in double wardrobe, built in airing cupboard over stairs housing hot water cylinder, coving to ceiling.

BEDROOM TWO

11' 1" x 9' (3.38m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC double glazed obscure window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all elevations, extractor fan, tiled flooring.

EXTERNALLY

FRONT

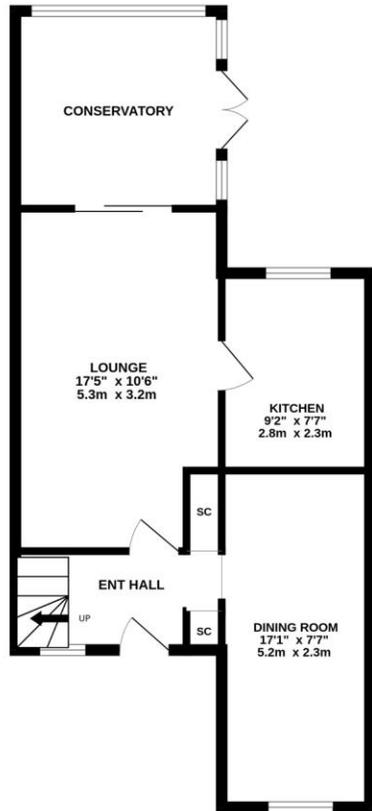
Tarmacadam and mono-block paved driveway providing off road parking for two to three vehicles, larger than average front garden laid to lawn with established tree and shrub border.

REAR GARDEN

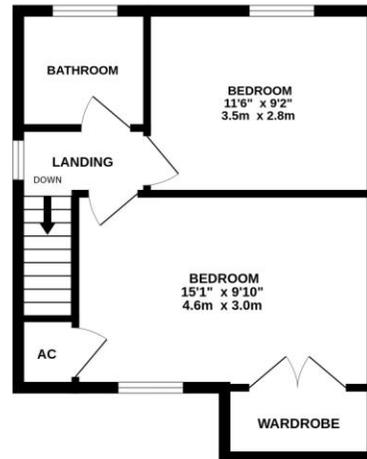
Fully enclosed easy maintenance rear garden, mono-block paved patio area with outside tap, mainly laid to lawn with further paved patio areas, feature timber pergola seating area, gated access to side.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

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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