



# Kennedy & Co.

2 All Saints Way, Sandy

SG19 1DY

EPC: TBA

£369,950

- Greatly Extended Three Bedroom Semi-Detached Bungalow
- **No Upward Chain!**
- Spacious 16ft Lounge
- Generous 16ft Kitchen/Diner
- Master Bedroom With Study Area & En-Suite
- uPVC Double Glazed Conservatory
- Shower Room & Utility Room
- Enclosed Rear Garden & Front Garden



A superb and very rare opportunity to purchase this highly sought after and greatly extended three bedroom semi-detached bungalow, situated in a popular quiet location with a larger than average corner plot, benefitting from a no upward chain and generous accommodation, plus off road parking for 4 vehicles and garage.

This excellent property briefly boasts a generous entrance hall, spacious 16ft lounge/diner, generous 16ft kitchen/diner, uPVC double glazed conservatory, utility room, shower room, master bedroom with study area and en-suite, plus two further bedrooms.

The property also benefits from no upward chain, uPVC double glazing throughout and gas to radiator central heating.

Externally the bungalow offers a driveway providing off road parking for four cars, garage with electric up and over door, generous lean-to/store with power and light connected, enclosed front garden and established enclosed rear garden.

This excellent bungalow 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

uPVC double glazed entrance door to:

### ENTRANCE LOBBY

uPVC double glazed window to front elevation, door to:

### ENTRANCE HALL

Double panel radiator, access to loft space, built in storage cupboard, coving to ceiling, communicating doors to:

### MASTER BEDROOM

11' 4" x 10' 5" (3.45m x 3.18m) Built in double wardrobe, coving to ceiling, open plan design to:

### STUDY AREA

10' 7" x 5' 2" (3.23m x 1.57m) uPVC double glazed windows to both front and side elevations, double panel radiator, door to:



### ENSUITE

uPVC obscure double glazed window to front elevation, fitted three piece white suite comprising low level W.C, wash hand basin and fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, coving to ceiling, extractor fan.

### BEDROOM TWO

14' 7" x 10' 5" (4.44m x 3.18m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, coving to ceiling.

### BEDROOM THREE

11' 2" x 7' 5" (3.4m x 2.26m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### SHOWER ROOM

uPVC double glazed obscure window to front elevation, modern fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, vinyl tiled effect flooring.

### LOUNGE

16' 3" x 11' 4" (4.95m x 3.45m) uPVC double glazed window to side elevation, double panel radiator, coving to ceiling, door to kitchen plus uPVC double glazed sliding patio doors to:

### CONSERVATORY

13' x 9' 5" (3.96m x 2.87m) uPVC double glazed brick based conservatory, double doors to garden, power and light points, vinyl tiled effect flooring.

### KITCHEN/DINER

16' x 13' (4.88m x 3.96m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, single panel radiator, fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in oven and built in grill oven over, built in breakfast bar, built in 4 burner gas hob, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, ideal space for table and chairs, coving to ceiling, vinyl wood effect flooring, door to:

### UTILITY ROOM

12' 7" x 5' (3.84m x 1.52m) Door to side elevation, space for tumble dryer, space and plumbing for washing machine, space for fridge, vinyl flooring, personnel doors to garage and to:



#### GROUND 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.

#### LEAN TO/STORE

17' 5" x 7' 4" (5.31m x 2.24m) Double doors to front, power and light connected, ideal storage area for small vehicles or cycles etc, door to rear garden.

#### EXTERNALLY

##### FRONT

Enclosed front garden, mainly laid to shingle with established tree and shrub beds, outside tap, gated access leading to driveway providing off road parking for 4 vehicles with access to:

##### GARAGE

Electric up and over door, power and light connected, personnel door to utility room.

##### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap and a timber shed, mainly laid to lawn with mature tree and shrub beds and borders.

**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.