



# Kennedy & Co.

20 Spring Grove, Sandy

SG19 1EU

EPC: C

Offers In Excess Of £350,000

- Greatly Extended Four Bedroom Home
- Entrance Lobby and Entrance Hall
- Re-Fitted Modern Cloakroom
- Spacious 22ft x 12ft Lounge/Diner
- Generous Re-Fitted Modern Kitchen
- 13ft Family Room/Bedroom Four
- Re-Fitted Modern Family Bathroom
- Store/Utility Room





A fantastic opportunity to purchase this excellent greatly extended four bedroom family home, boasting spacious accommodation and re-fitted modern kitchen and bathroom, plus a driveway providing off road parking for four vehicles, ideally nestled away in a quiet cul-de-sac location within Sandy.

This superb property briefly boasts an entrance lobby and entrance hallway, re-fitted cloakroom, very spacious 22ft x 12ft lounge/diner, generous re-fitted modern kitchen, 13ft family room/bedroom four, store/utility room, larger than average re-fitted modern family bathroom and three good sized first floor bedrooms.

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

Externally this brilliant property benefits from a mono-block paved driveway providing off road parking for four vehicles, and a well maintained enclosed rear garden.

Early viewings on this superb home 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

Composite obscure double glazed entrance door to:

### ENTRANCE LOBBY

Luxury vinyl wood effect flooring, doorway to hallway plus door to:

### CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled flooring.

### ENTRANCE HALL

Single panel radiator, stairs rising to first floor, luxury vinyl wood effect flooring, coving to ceiling, communicating doors to:

### BEDROOM/FAMILY ROOM

13' 5" x 8' 6" (4.09m x 2.59m) uPVC double glazed window to front elevation, double panel radiator.

### KITCHEN

12' 9" x 7' 4" (3.89m x 2.24m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel

sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner induction hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood and wall mounted gas boiler, built in under stairs storage cupboard, vinyl tiled effect flooring, door to:

### LOUNGE/DINER

22' 9" x 12' (6.93m x 3.66m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors to rear elevation, double panel radiator, feature remote controlled electric fireplace with stone surround and hearth, coving to ceiling.

## FIRST FLOOR

### LANDING

Access to loft space, communicating doors to:

### MASTER BEDROOM

11' 10" x 10' (3.61m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### BEDROOM TWO

10' 8" x 10' (3.25m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder, coving to ceiling.

### BEDROOM THREE

8' 9" x 8' 2" (2.67m x 2.49m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

## BATHROOM

uPVC obscure double glazed window to rear elevation, double panel radiator, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over and fitted shower over, tiled to all splash areas, vinyl flooring, sunken spotlighting.

## EXTERNALLY

### FRONT

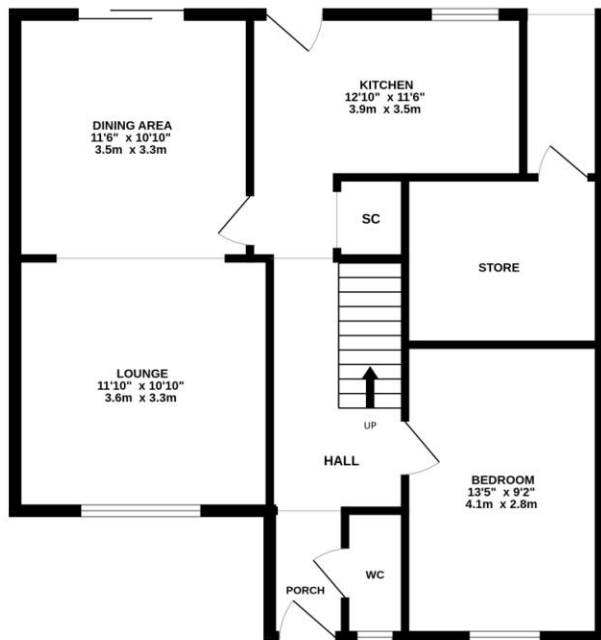
Mono-block paved driveway providing off road parking for four vehicles.

### REAR GARDEN

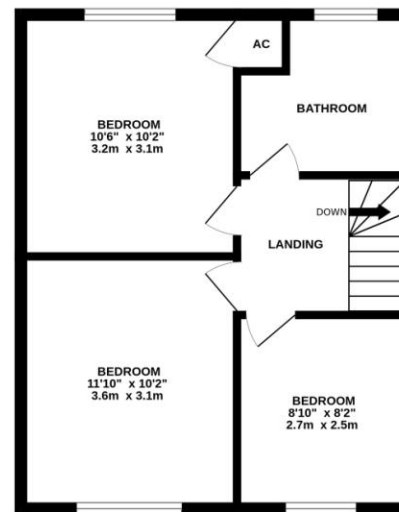
Fully enclosed well maintained rear garden, initial raised timber decking area, mainly laid to lawn with tree and shrub borders, outside tap, generous timber store with power and light connected, covered storage area with personnel door to:



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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### STORE/UTILITY ROOM

9' x 5' 3" (2.74m x 1.6m) Power and light connected, access to further loft storage space. This room could be utilised as an en-suite to the ground floor bedroom to create a more self contained space.

### COUNCIL TAX BAND

Tax band B

### 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.