



# Kennedy & Co.

Laburnum Road, Sandy

SG19 1HY

EPC: TBA

£325,000

- Immaculately Presented Three Bedroom Semi-Detached Home
- Entrance Hall
- Very Spacious 23ft x 12ft Lounge/Diner
- Re-Fitted Modern Kitchen
- uPVC Double Glazed Brick Based Conservatory
- Re-Fitted Modern Shower Room
- Generous Landscaped Rear Garden
- Off Road Parking For 2-3 Vehicles





A wonderful opportunity to purchase this immaculately presented, much improved and spacious three bedroom semi-detached family home, boasting a spacious 23ft x 12ft lounge/diner and double glazed conservatory, benefitting from a generous landscaped rear garden and garage, situated in a quiet sought after location within easy walking distance of the town centre.

The property briefly boasts an entrance hallway, very spacious 23ft x 12ft lounge/diner, uPVC double glazed brick based conservatory, re-fitted modern kitchen, luxury re-fitted shower room, and three bedrooms.

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



Externally this superb home benefits from a generous front garden, excellent larger than average landscaped rear garden, single garage en-bloc with off road parking in front, plus a generous shingled area with timber shed providing further off road parking or garden area.

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

Composite obscure double glazed entrance door to:



### ENTRANCE HALL

Single panel radiator, stairs rising to first floor, wood effect tiled flooring, feature glazed timber door to:

### LOUNGE/DINER

23' 5" x 12' 1" (7.14m x 3.68m) uPVC double glazed window to front elevation, two double panel radiators, solid wood flooring, built in under stairs storage cupboard, ideal space for table and chairs, coving to ceiling, door to kitchen plus timber double doors to:

### CONSERVATORY

9' 10" x 8' 8" (3m x 2.64m) uPVC double glazed brick based conservatory, power and light points, double doors to garden, continued solid wood flooring.

## KITCHEN

10' 7" x 6' 6" (3.23m x 1.98m) uPVC double glazed window to rear elevation with fitted shutter blinds, wall mounted heated towel rail, re-fitted modern kitchen comprising one bowl composite sink/drainers unit with mixer taps over, wood effect work surfaces, range of fitted base units incorporating built in washing machine with matching door, built in fridge/freezer with matching doors, built in stainless steel double oven, built in four burner stainless steel gas hob over, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, feature tiled flooring.

## FIRST FLOOR

### LANDING

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

## MASTER BEDROOM

12' 3" x 9' 3" (3.73m x 2.82m) uPVC double glazed box bay window to front elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

## BEDROOM TWO

11' x 9' 4" (3.35m x 2.84m) uPVC double glazed window to rear elevation with fitted shutter blind, single panel radiator, coving to ceiling.

## BEDROOM THREE

9' 4" x 6' (2.84m x 1.83m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

## SHOWER ROOM

uPVC obscure double glazed window to rear elevation with fitted shutter blind, wall mounted heated towel rail, luxury re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, large walk-in shower enclosure with fitted rain shower over, tiled to three elevations, tiled flooring, sunken spotlighting.

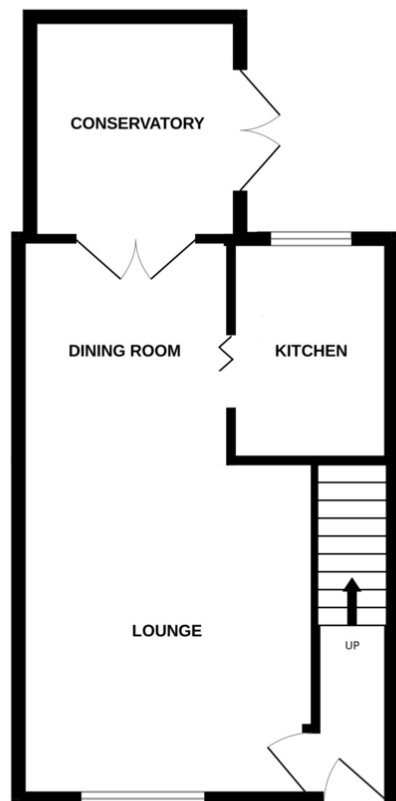
## EXTERNALLY

### FRONT

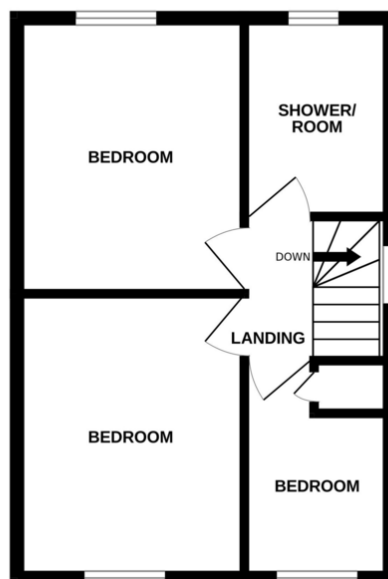
Generous front garden, mainly laid to lawn with established tree and shrub borders, pathway and gated access to side leading to:



GROUND FLOOR



1ST 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.

## REAR GARDEN

Generous fully enclosed landscaped rear garden, initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, further raised composite decking seating area to rear.

## GARAGE

Single garage en-bloc, up and over door, storage space in roof eaves.

Off road parking for one vehicle in front.

## FURTHER SHINGLED GARDEN

Shingled area to the side of the garage with timber shed, ideal as further garden space or to provide further off road parking for one or two vehicles.

**COUNCIL TAX BAND** Tax band C

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** sandy@kennedystateagents.uk

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