



# Kennedy & Co.

Spring Grove, Sandy

SG19 1EU

EPC: TBA

£249,950

- Two Double Bedroom Semi-Detached Home
- **No Upward Chain!**
- Spacious 15ft Lounge
- Generous 15ft Kitchen/Diner
- Separate Utility Room
- Family Bathroom
- Front Garden With Parking
- Enclosed Rear Garden
- uPVC Double Glazing Throughout





A superb opportunity to purchase this very spacious two double bedroom semi-detached home, boasting generous accommodation and no upward chain, plus a front garden with off road parking, ideally nestled away in a quiet cul-de-sac location within Sandy.

This excellent property would benefit from modernisation, and briefly boasts an entrance lobby, spacious 15ft lounge, generous 15ft kitchen/diner, separate utility room, family bathroom and two double bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, gas to radiator central heating with recent boiler and solar panelling on the roof allowing for reduced energy costs.



Externally this ideal first time property benefits from a front garden with off road parking, and an enclosed rear garden with timber store.

Offered with no chain, 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

uPVC double glazed obscure entrance door to:

### ENTRANCE HALL

Laminated wood effect flooring, stairs rising to first floor, communicating doors to:



### LOUNGE

15' x 10' 4" (4.57m x 3.15m) uPVC double glazed window to front elevation, double panel radiator, open fireplace with tiled hearth and surround, coving to ceiling.

### KITCHEN/DINER

15' x 11' 10" (4.57m x 3.61m) uPVC double glazed window to rear elevation, double panel radiator, fitted kitchen comprising one bowl stainless steel sink/drain unit, rolled top work surfaces, range of base units incorporating built in oven and built in four burner electric hob, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, ideal space for table and chairs, gas fireplace with brick surround, built in under stairs storage cupboard, tiled flooring, uPVC double glazed door to:

## REAR LOBBY

Door to garden plus door to:

## UTILITY ROOM

9' x 6' (2.74m x 1.83m) uPVC double glazed window to side elevation, electric radiator, fitted stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, vinyl wood effect flooring.

## FIRST FLOOR

### LANDING

Single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

## MASTER BEDROOM

13' 9" x 10' 5" (4.19m x 3.18m) uPVC double glazed window to front elevation, double panel radiator, range of built in wardrobes with hidden gas boiler, built in storage cupboard over stairs, coving to ceiling.

## BEDROOM TWO

12' x 8' 9" (3.66m x 2.67m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling.

## BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring.

## EXTERNALLY

### FRONT

Mainly laid to lawn with off road parking for one vehicle, paved pathway to side leading to:

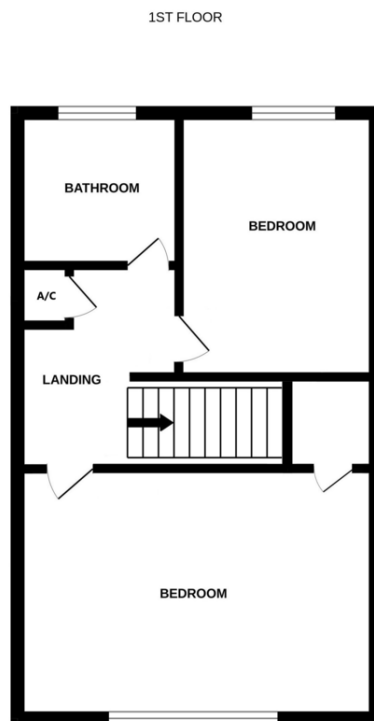
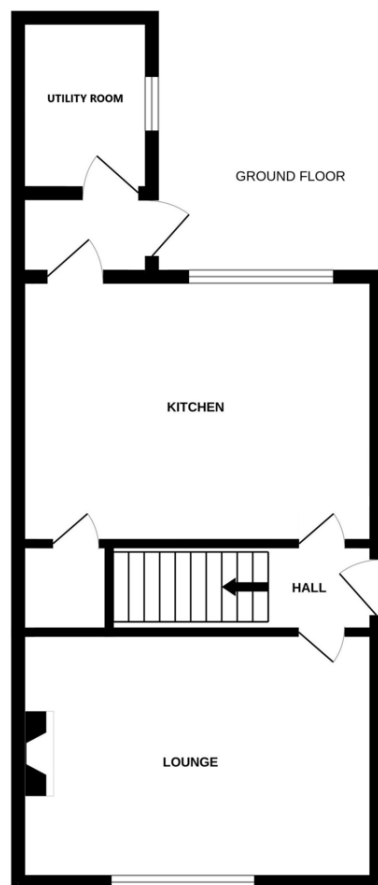
### REAR GARDEN

Enclosed rear garden in need of landscaping, outside tap, personnel door to:

### TIMBER OUTBUILDING

uPVC double glazed window to front elevation, ideal for garden storage or conversion to home office/gym etc.





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.

## COUNCIL TAX BAND

Tax band C

## 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.