



Kennedy & Co.

West Road, Sandy

SG19 1HB

EPC: E

£325,000

- Spacious Three Bedroom Semi-Detached Home
- Entrance Lobby and Entrance Hall
- Spacious 17ft Lounge
- Separate Dining Room
- Open Plan Re-Fitted Modern Kitchen
- Modern First Floor Bathroom
- Generous Front Garden
- Driveway Providing Off Road Parking For 2 Vehicles



An excellent opportunity to purchase this spacious and well presented three bedroom semi-detached home, situated within walking distance of the town centre, occupying a generous plot with large front garden and off road parking for two vehicles.

This home briefly boasts an entrance lobby and entrance hall, spacious 17ft lounge, separate dining room with open plan re-fitted modern kitchen, and modern first floor family bathroom.

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

Externally the property benefits from a shingled driveway providing off road parking for two vehicles, generous front garden, and easy maintenance well maintained rear garden.

Early viewings are strongly recommended.

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 obscure double glazed entrance door to:

ENTRANCE LOBBY

uPVC double glazed window to side elevation, laminated wood effect flooring, timber door to:

ENTRANCE HALL

Stairs rising to first floor, laminated wood effect flooring, communicating doors to:

LOUNGE

17' x 11' (5.18m x 3.35m) Dual aspect room, uPVC double glazed window to front elevation, uPVC double glazed French doors to rear elevation, single panel radiator, feature living flame gas fireplace with marble effect hearth and wooden surround, Karndean wood effect flooring, coving to ceiling.

DINING ROOM

10' 6" x 9' 5" (3.2m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, Karndean wood effect flooring, coving to ceiling, open plan design to:

KITCHEN

13' 7" x 7' 2" (4.14m x 2.18m) Dual aspect room, uPVC double glazed window to rear elevation plus uPVC double glazed door to side elevation, re-fitted modern kitchen comprising of one and a half bowl composite sink/drain unit with mixer tap over, rolled top work

surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, built in stainless steel oven with built in stainless steel 4 burner gas hob over, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, hidden wall mounted gas combination boiler, tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, double panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

13' 8" x 8' (4.17m x 2.44m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

11' x 10' (3.35m x 3.05m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

9' x 8' (2.74m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, fitted three piece white suite comprising of low level W.C, wash hand basin, panelled bath with mixer taps and shower attachment over, fully tiled to all elevations, vinyl wood effect flooring, built in storage cupboard.

EXTERNALLY

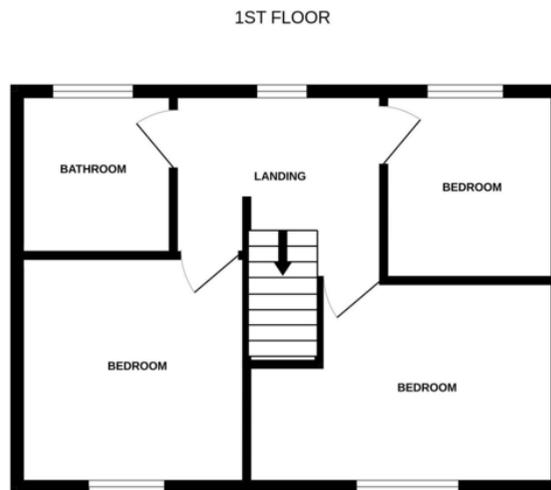
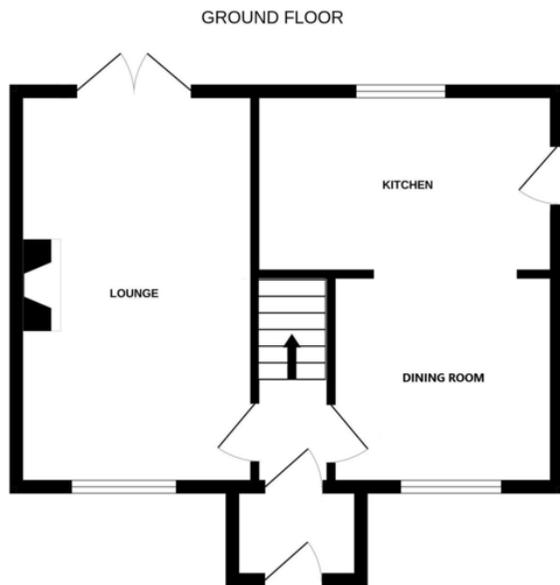
FRONT

Mainly laid to lawn with shingled pathway to entrance door, shingled driveway to side providing off road parking for two vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed easy maintenance rear garden, outside tap, mainly laid to artificial lawn, extensive raised timber decking seating area, storage area to side, generous timber shed and brick built external storage cupboard.





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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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