



Kennedy & Co.

Peels Place, Sandy

SG19 1BE

EPC: C

£385,000

- Greatly Extended Substantial 4 Bedroom Semi-Detached Home
- Large 70ft Enclosed Garden
- Spacious 12ft x 12ft Lounge
- Superb Very Large Open Plan 23ft x 17ft Modern Kitchen/Diner/Family Area
- Re-Fitted Modern Utility Room
- Re-Fitted Modern Shower Room
- Re-Fitted Modern Family Bathroom
- Driveway Providing Off Road Parking For 2-3 Vehicles



A fantastic opportunity to purchase this excellent greatly extended four bedroom semi-detached substantial family home, boasting very spacious accommodation and re-fitted modern kitchen and bathrooms, plus a driveway providing off road parking for two/three vehicles and much larger than average 70ft rear garden, ideally nestled away in a quiet location within easy walking distance of the train station and town centre.

This superb property briefly boasts an entrance hallway, spacious 12ft x 12ft lounge, fantastic very large 23ft x 17ft open plan re-fitted kitchen/diner/family room, re-fitted modern utility room, first floor study area, re-fitted modern family bathroom, re-fitted modern shower room and four bedrooms.

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

Externally this brilliant property benefits from a front garden with driveway providing off road parking for two/three vehicles, a fantastic larger than average rear garden approaching 70ft in length.

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 HALL

uPVC double glazed window to side elevation, feature radiator, stairs rising to first floor, laminated wood

effect flooring, built in storage cupboards, communicating doors to:

LOUNGE

12' 7" x 12' 6" (3.84m x 3.81m) uPVC double glazed bay window to front elevation, feature column radiator, feature cast iron wood burner with stone hearth, laminated wood effect flooring, coving to ceiling.

KITCHEN/DINER/FAMILY AREA

23' 8" x 17' 1" (7.21m x 5.21m) Very generous open plan living area, initial family sitting area with feature column radiator, feature cast iron wood burner with stone hearth, built in storage cupboards, built in under stairs storage cupboard, laminated wood effect flooring open plan design to:

Kitchen/Diner Area

uPVC double glazed window to rear elevation, uPVC double glazed French doors to rear elevation, feature column radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, fitted work surfaces, range of base units incorporating built in double oven, built in five burner gas hob, built in dishwasher with matching door, space and plumbing for washing machine, space for fridge/freezer, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood, ideal space for table and chairs, tiled flooring, sunken spotlighting, uPVC double glazed door to:

UTILITY/STORE ROOM

11' 5" x 9' (3.48m x 2.74m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed doors to both front and rear elevations, re-fitted utility/store room with range of base units

incorporating space for tumble/dryer, tiled flooring.

FIRST FLOOR

LANDING/STUDY AREA

uPVC double glazed windows to both front and side elevations, single panel radiator, stairs rising to second floor, ideal space for study area, communicating doors to:

MASTER BEDROOM

12' 8" x 11' (3.86m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM TWO

12' 8" x 9' 1" (3.86m x 2.77m) uPVC double glazed window to front elevation, single panel radiator, feature fireplace, built in storage cupboard, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, tiled flooring, built in airing cupboard housing combi boiler, sunken spotlighting.

SECOND FLOOR - LANDING

Built in storage cupboard, communicating doors to:

BEDROOM THREE

12' x 10' 9" (3.66m x 3.28m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FOUR

8' 4" x 7' 8" (2.54m x 2.34m) (Limited head height) Double glazed Velux window, double panel radiator, ample built in storage cupboards in roof eaves.





SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Mainly laid to lawn with established tree and shrub borders, mono-block paved driveway providing off road parking for two/three vehicles.

REAR GARDEN

Approaching 70ft in length. Very generous enclosed rear garden, initial paved patio area with outside tap and outside power point, mainly laid to lawn with established tree and shrub borders, pathway leading to extensive paved patio seating area with timber pergola over, timber shed, gated access leading to separate working area at the rear ideal for vegetable patch with metal store.

COUNCIL TAX BAND Tax band D

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