

Kennedy & Co.

St. Neots Road, Sandy

SG19 1LQ

EPC: TBA

£299,950

- Three Bedroom End Terrace Home
- Spacious 16ft Dining/Family Room
- 13ft Lounge
- Modern Fitted Kitchen
- Modern Utility Room
- Re-Fitted Modern Shower Room
- Generous 85ft Rear Garden
- Rear Courtyard Sitting Area



An excellent opportunity to purchase this delightful three bedroom end terrace home, benefitting from a very generous plot with courtyard seating area and large rear garden approaching 85ft in length, situated within very easy walking distance of the town centre.

This property briefly boasts an entrance hall, generous 16ft dining/family room, separate 13ft lounge, modern kitchen, modern utility room, re-fitted modern shower room, and three bedrooms.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home offers an easy maintenance enclosed front garden, enclosed courtyard seating area to the side and a much than average rear garden approaching 85ft in length with brick built outbuilding.

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

Composite double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, door to:

LOUNGE

13' 1" x 9' (3.99m x 2.74m) uPVC double glazed window to front elevation, double panel radiator, vinyl wood effect flooring, door to:

DINING/FAMILY ROOM

16' 1" x 11' 5" (4.9m x 3.48m) uPVC double glazed French doors to side elevation, double panel radiator, vinyl wood effect flooring, built in under stairs storage cupboard, open plan archway to:

UTILITY ROOM

7' 10" x 6' 4" (2.39m x 1.93m) Modern utility area incorporating space and plumbing for washing machine, space for tumble dryer, and space for fridge/freezer, range of wall mounted units, tiled flooring, door to shower room plus open plan design to:

KITCHEN

10' 5" x 6' 10" (3.18m x 2.08m) uPVC double glazed window to side elevation plus uPVC double glazed door to side elevation, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top

work surfaces, range of base units incorporating built in double oven, built in four burner electric hob, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood and wall mounted gas boiler, continued tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, communicating doors to:

MASTER BEDROOM

13' 1" x 10' 2" (3.99m x 3.1m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BEDROOM TWO

10' 2" x 7' 8" (3.1m x 2.34m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

8' 1" x 7' 1" (2.46m x 2.16m) uPVC double glazed window to rear elevation, single panel radiator.

SHOWER ROOM

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

EXTERNALLY

FRONT

Enclosed front garden, mainly laid to shingle, gated pathway leading to entrance door.

REAR COURTYARD

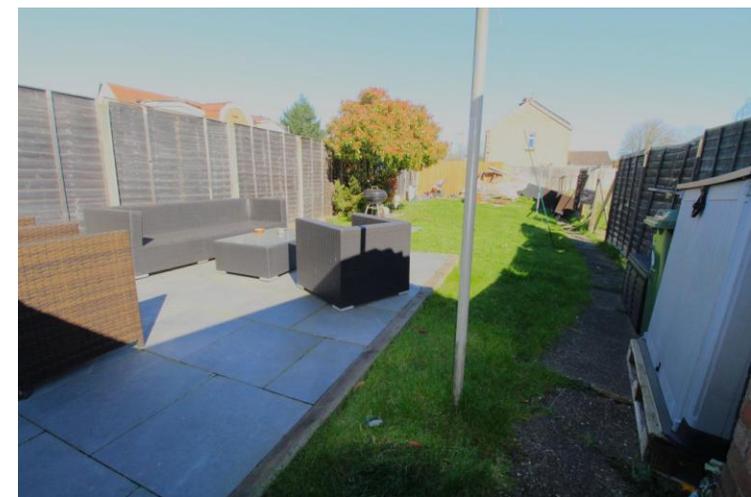
Enclosed initial courtyard seating area, laid to raised decking and slate shingle, gated access to rear leading to neighbouring right of way access with gate to:

GARDEN

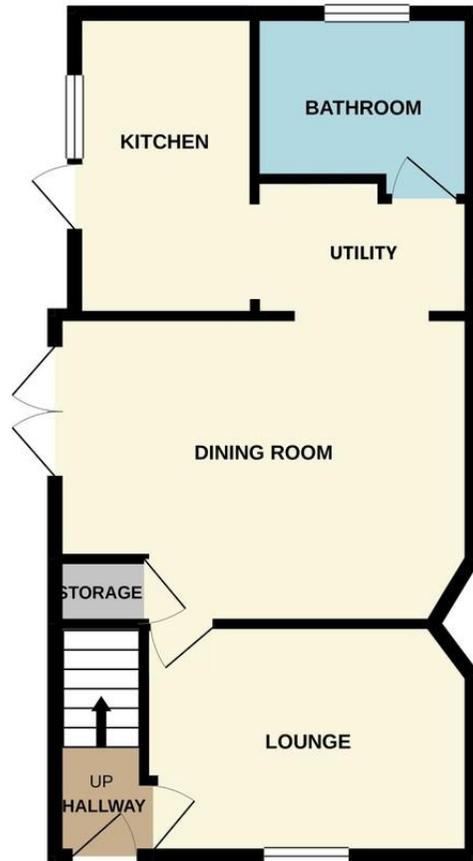
Approaching 85ft in length, initial paved patio area, mainly laid to lawn.

OUTBUILDING

Brick built storage cupboard and brick built outbuilding ideal for storage with window to front elevation.



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.

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@kennedystateagents.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