



**Kennedy
& Co.**

5 Linnet Close, Sandy

SG19 2UH

EPC: D

O.I.E.O £400,000

- Much Improved Four Bedroom Detached Home
- Re-Fitted Cloakroom
- Spacious 13ft x 13ft Sitting Room
- Separate Dining Room
- Driveway For 2 Cars
- Fitted Kitchen With Separate Utility Room
- Excellent 16ft Family Room/Study
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To 13ft Master Bedroom



A superb opportunity to purchase this spacious and much improved four bedroom detached family home benefitting from replaced uPVC double glazing and replaced boiler, situated in a quiet no through road within this ever popular development, with a generous plot providing a larger than average rear garden and large frontage with off road parking for 2 cars.

This superb home briefly boasts an entrance hall, re-fitted cloakroom, spacious 13ft x 13ft lounge, separate dining room, excellent 16ft family room/study, kitchen with separate utility room, refitted modern en-suite to the 13ft master bedroom, and re-fitted modern first floor family bathroom.

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



Externally the property benefits from a generous front garden with driveway providing off road parking for two vehicles and larger than average garden area to side providing potential to extend (STPP), and a fully enclosed generous rear garden.

Early viewings are strongly recommended on this home.

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 patterned entrance door to:

ENTRANCE HALL

Single panel radiator, Karndean wood effect flooring, feature timber glazed door to:



LOUNGE

13' 7" x 13' 2" (4.14m x 4.01m) uPVC double glazed bay window to front elevation, double panel radiator and single panel radiator, stairs rising to first flooring, continued Karndean wood effect flooring, archway to dining room plus doorway to:

FAMILY ROOM/STUDY

16' 4" x 8' 0" (4.98m x 2.44m) uPVC double glazed window to front elevation, Karndean wood effect flooring, sunken spotlighting.

DINING ROOM

9' 4" x 7' 8" (2.84m x 2.34m) uPVC double glazed French doors to rear elevation, single panel radiator, continued Karndean wood effect flooring, door to:

KITCHEN

9' 5" x 9' 3" (2.87m x 2.82m) uPVC double glazed window to rear elevation, fitted kitchen comprising one bowl composite sink/drainage unit with flexible mixer tap

over, stone effect work surfaces, range of fitted base units incorporating space and plumbing for dishwasher, space for cooker, space for American style fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, continued Karndean wood effect flooring, door to:

UTILITY ROOM

5' 3" x 5' 1" (1.6m x 1.55m) Composite double glazed door to side elevation, single panel radiator, space and plumbing for washing machine, two wall mounted units, wall mounted gas boiler replaced in 2018, continued Karndean wood effect flooring, door to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted two piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, continued Karndean wood effect flooring, tiled to all splash areas.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

13' 5" x 10' 2" (4.09m x 3.1m) uPVC double glazed window to front elevation, single panel radiator, archway to dressing room, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, large double shower enclosure with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.67m) uPVC double glazed window to front elevation, single panel radiator.

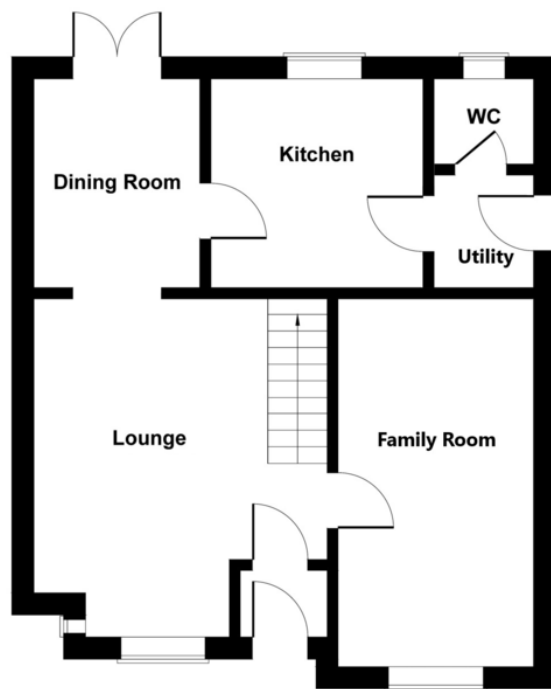
BEDROOM THREE

9' 4" x 6' 9" (2.84m x 2.06m) uPVC double glazed window to rear elevation, single panel radiator. Currently being used as a dressing room to the master bedroom.

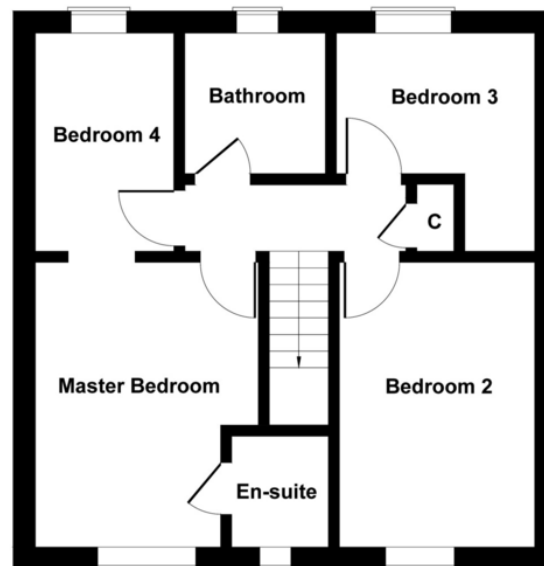
BEDROOM FOUR

8' 9" x 8' 5" (2.67m x 2.57m) uPVC double glazed window to rear elevation, single panel radiator, built in storage recess.





GROUND FLOOR



FIRST FLOOR

BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus remote controlled fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

Driveway providing off road parking for two cars, mature tree and shrub beds with established rose bushes, generous area to the side providing potential to extend (STPP), gated access to side leading to:

REAR GARDEN

Fully enclosed generous rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, small paved storage area to side with gated access to front.

COUNCIL TAX BAND Tax band E

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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