



**Kennedy
& Co.**

42 Western Way, Sandy

SG19 1DU

EPC: C

£385,000

- Very Spacious Three Bedroom Detached Home
- **No Upward Chain!**
- Extended Entrance Hall With Cloakroom
- Very Generous 19ft x 12ft Lounge
- Spacious 13ft x 12ft Kitchen/Breakfast Room
- uPVC Double Glazed Brick Based Conservatory
- First Floor Shower Room
- Driveway For 3 Cars With Car Port



A fantastic opportunity to purchase this excellent, very spacious three bedroom detached family home, boasting versatile accommodation with generous room sizes, cloakroom and conservatory, plus a driveway for three vehicles with car port and garage, situated in a quiet sought after cul-de-sac location within Sandy.

The property briefly boasts an extended entrance hallway with cloakroom, spacious 13ft x 12ft kitchen/breakfast room, generous 19ft x 12ft sitting room, uPVC double glazed brick based conservatory, plus first floor family shower room and three generous bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating with recently replaced boiler.

Externally this superb home benefits from a generous front garden with driveway for up to three vehicles with car port over, fully enclosed delightful rear garden, and single garage with power and light connected.

Offered with no upward chain, early viewings are strongly encouraged.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Dual aspect room, uPVC double glazed windows to front and side elevations, double panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, fitted two piece suite comprising low level W.C and wash hand basin, vinyl tiled effect flooring, tiled to all splash areas, wall mounted gas boiler approximately one year old.

KITCHEN/BREAKFAST ROOM

13' 8" x 12' 9" (4.17m x 3.89m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, double panel radiator, 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 space for cooker, space for fridge, space and plumbing for washing machine, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units, vinyl wood effect flooring, built in under stairs storage cupboard, built in pantry cupboard with power point.

LOUNGE

19' 10" x 12' (6.05m x 3.66m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, living flame gas fireplace with brick surround, uPVC double glazed sliding patio doors to:

CONSERVATORY

12' 8" x 9' 10" (3.86m x 3m) uPVC double glazed brick based conservatory, double doors to garden, two electric heaters, power and light points, fitted ceiling fan, tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder, access to loft space, communicating doors to:

MASTER BEDROOM

12' x 10' 5" (3.66m x 3.18m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe plus built in storage cupboard over stairs.

BEDROOM TWO

12' 8" x 9' 7" (3.86m x 2.92m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe plus built in storage cupboard over stairs.

BEDROOM THREE

9' 1" x 9' (2.77m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin, large fully tiled double shower cubicle with fitted shower over, tiled to all elevations, vinyl tiled effect flooring, extractor fan.

EXTERNALLY

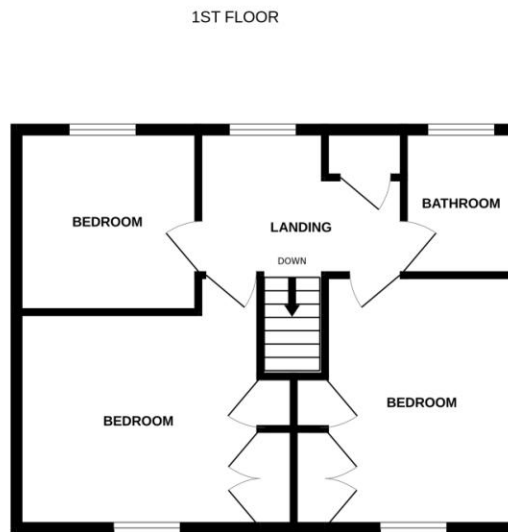
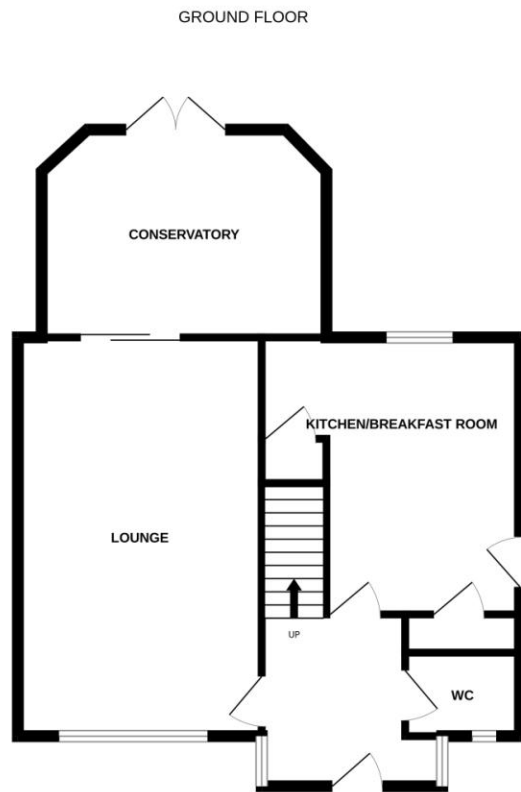
FRONT

Retained by dwarf brick wall, laid to shingle with mature trees and shrubs, driveway for one vehicle with double gates leading to:

CAR PORT

Further covered off road parking for two cars, sliding door leading to:





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.
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REAR GARDEN

Fully enclosed delightful rear garden, initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders and beds, small sunken fish pond, greenhouse and timber shed, external power points, personnel door to:

GARAGE

Up and over door, power and light connected, window to rear elevation.

COUNCIL TAX BAND

Tax band D

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