



**Kennedy  
& Co.**

Carlisle Close, Sandy

SG19 1TY

EPC: D

O.I.E.O £425,000

- Spacious Four Bedroom Detached Home
- Refitted Modern Kitchen
- Open Plan Living
- Utility room with W.C
- Refitted Modern Bathroom
- Ensuite with Large Walk in Shower
- Generous Rear Garden
- Driveway Providing Off Road Parking



Kennedy & Co are delighted to offer for sale this very impressive and much improved four bedroom detached home, situated in a sought after location just a short distance from the town centre of Sandy, boasting fantastic open plan living accommodation and a stunning re-fitted 'Wren' kitchen.

This well designed family home has been modernised and decorated to an immaculate standard, and now briefly boasts an entrance hall, superb open plan living space with 20ft lounge/diner and a stunning re-fitted modern 'Wren' kitchen with quality Appliances, separate utility room with cloakroom, re-fitted modern bathroom and re-fitted modern en-suite to the master bedroom.

Other benefits include recently replaced uPVC double glazing throughout, replaced oak internal doors and gas to radiator central heating with recently replaced boiler.



Externally the property offers a superb driveway providing off road parking for three vehicles with electric vehicle charging point, and a delightful landscaped fully enclosed generous rear garden.

### **PARTICULARS**

Replaced composite double glazed entrance door to:

#### **HALLWAY**

Slimline radiator. Smoke detector. Stairs rising to first floor.

#### **KITCHEN**

15' 4" x 8' 6" (4.67m x 2.59m) Wren refitted kitchen approx. three years old with base, wall mounted units and drawers. A composite sink and drainer by 'Franke' with quartz upstands/splash guard with added glass decorative panel. Neff oven and combination oven



over, hob and extractor. Integral dishwasher. Space for American style fridge/freezer. Double glazed window to the front.

#### **UTILITY/W.C**

14' 4" x 7' 3" (4.37m x 2.21m) Converted from garage this is a useful large room.

Base units and work top. Plumbing for washing machine and tumble dryer/ Cupboard housing the gas boiler. Radiator. Solid oak door into:

#### **CLOAKROOM**

Low flush W.C. Vanity unit housing the wash hand basin and cupboard under and splash guard surround.

### **LOUNGE/DINER**

20' 3" x 11' 6" (6.17m x 3.51m) L-shaped in design with Double glazed patio doors to the rear. Free standing wood burning stove and hearth. Two slimline radiators. Double glazed window to the rear.

### **LANDING**

Double glazed frosted window to the side. Access to the part boarded loft space. Loft ladder.

### **BEDROOM 1**

10' 6" x 10' 5" (3.2m x 3.18m) Mirror fronted fitted wardrobes. Slimline radiator. Double glazed window to the front.

### **ENSUITE**

Refitted moder en-suite. large walk in shower, fully tiled. Vanity unit housing the wash hand basin with cupboard under. Low level W.C. Frosted double glazed window to the side. Heated towel rail.

### **BEDROOM 3**

12' 3" x 8' 7" (3.73m x 2.62m) Double glazed window to the rear. Slimline radiator.

### **BEDROOM 2**

Double glazed window to the rear. Slimline radiator.

### **BEDROOM 4**

7' 3" x 8' 3" (2.21m x 2.51m) Double glazed window to the front. Radiator. Storage cupboard.

### **BATHROOM**

Refitted modern bathroom providing bath with shower over and glass screen. Low level W.C. Vanity unit housing the wash hand basin with drawers under. Heated towel rail. Double glazed frosted window to the side. Shaver point. Tiled to the bath and tiled splash guard surround.

### **EXTERNALLY**

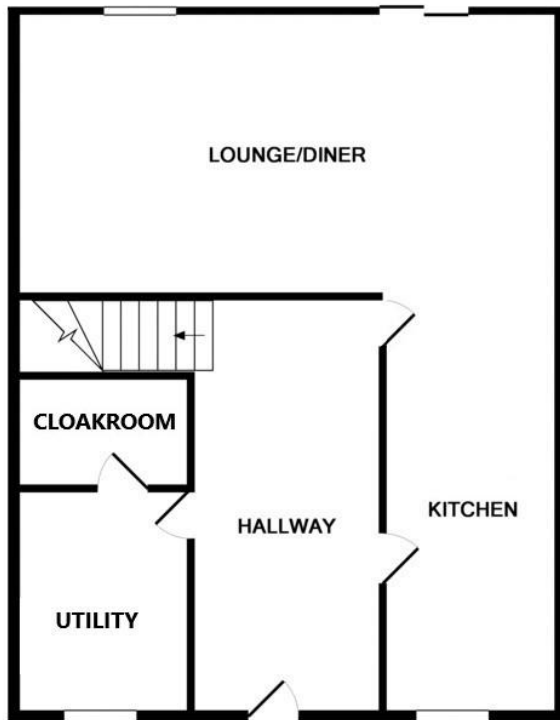
#### **FRONT**

Driveway providing off road parking for three vehicles with electric vehicle charging point, gated access to side leading to:

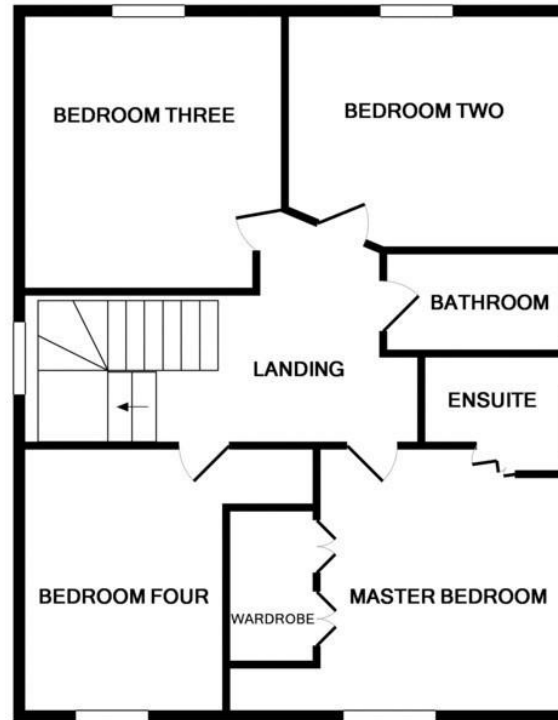
#### **REAR GARDEN**

Good size landscaped rear garden with large patio. Seating area. Raised beds. Light and power. Artificial grass. Gated access to sides. Garden shed.





GROUND FLOOR



1ST FLOOR

**AGENTS NOTE:**

A NEW Boiler has been fitted since the EPC Report

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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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