



# Kennedy & Co.

22 Winchester Road, Sandy

SG19 1DG

EPC: D

£275,000

- Spacious Three Bedroom Home
- Entrance Hall With Ample Storage
- Generous 20ft Lounge/Diner
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Bathroom
- Front Garden
- Enclosed Rear Garden
- uPVC Double Glazing Throughout





**A fantastic opportunity to purchase this very spacious three bedroom staggered terraced home, benefitting from generous room sizes, re-fitted kitchen and bathroom, plus front garden and enclosed rear garden.**

**This property briefly boasts an entrance hall with ample storage cupboard space, spacious 20ft lounge/diner, re-fitted modern kitchen, re-fitted modern family bathroom, and three bedrooms**

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

**Externally this superb home offers a front garden, and enclosed rear garden.**

**Early viewings are strongly advised.**

**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**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

uPVC double glazed window to front elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, two further large built in storage cupboards, laminated wood effect flooring, communicating doors to:

### **LOUNGE/DINER**

20' 10" x 11' (6.35m x 3.35m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, double panel radiator, laminated wood effect flooring.

### **KITCHEN**

10' 1" x 9' 2" (3.07m x 2.79m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, re-fitted kitchen comprising one bowl ceramic sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in fridge/freezer with matching doors, built in dishwasher with matching door, built in stainless steel oven, built in four burner electric hob, space and plumbing for washing machine, further range of wall mounted units incorporating stainless steel extractor hood, hidden replaced wall mounted gas boiler, vinyl flooring.

## FIRST FLOOR

### LANDING

Built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

12' x 10' 3" (3.66m x 3.12m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM TWO

8' 10" x 7' 9" (2.69m x 2.36m) uPVC double glazed window to rear elevation, single panel radiator, large built in walk in storage cupboard.

### BEDROOM THREE

10' 5" x 6' 8" (3.18m x 2.03m) uPVC double glazed window to front elevation, double panel radiator, access to loft space.

## BATHROOM

Two uPVC double glazed obscure windows to front elevation, wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into drawer unit, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, laminated wood effect flooring.

## EXTERNALLY

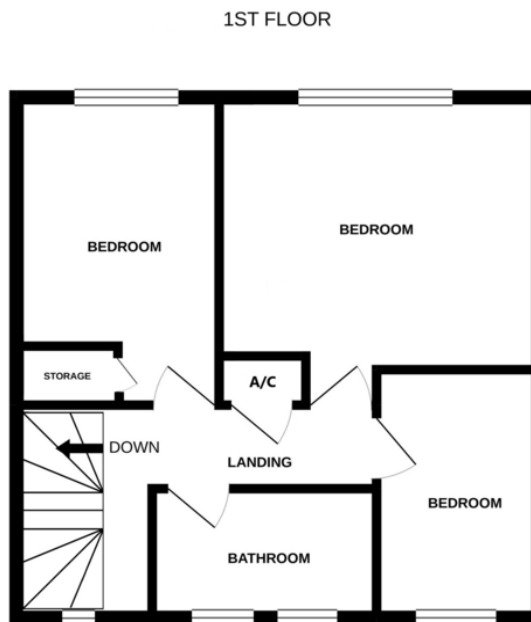
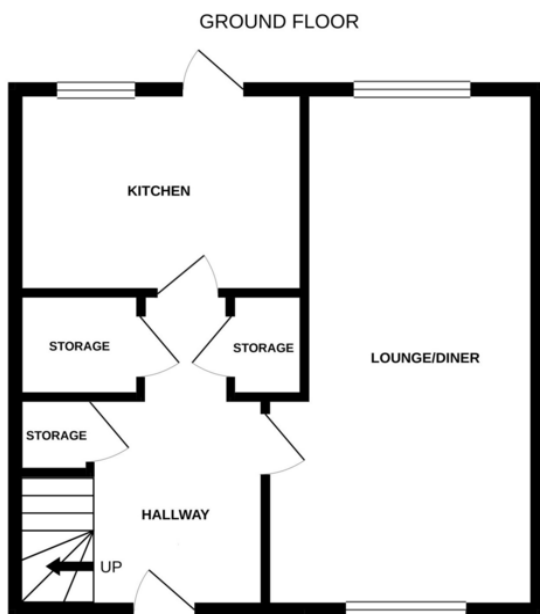
### FRONT

Mainly laid to shingle with paved pathway to entrance door.

### REAR GARDEN

Fully enclosed rear garden, mainly laid to lawn with tree and shrub borders, timber shed and gated access to rear.





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

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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