



Kennedy & Co.

10 All Saints Way, Sandy

SG19 1DY

EPC: TBA

£325,000

- Two Double Bedroom Semi-Detached Bungalow
- Sought After Location
- **No Upward Chain!**
- Spacious 16ft Lounge
- 28ft Garage
- uPVC Double Glazed Conservatory
- Fitted Kitchen
- Shower Room
- Front Garden With Driveway For 1-2 Cars



A superb rare opportunity to purchase this sought after two double bedroom semi-detached bungalow situated in a popular quiet location, benefitting from no upward chain, larger than average 28ft garage and driveway plus front and rear gardens.

This excellent property briefly boasts an entrance hall, spacious 16ft lounge, fitted kitchen, separate utility room/side lobby, uPVC double glazed conservatory, fitted shower room and two double bedrooms.

The property also benefits from no upward chain. uPVC double glazing throughout and gas to radiator central heating.

Externally this fine home offers driveway providing off road parking for one to two cars, front garden, much larger than average 28ft garage with power



and light connected, and generous non-overlooked rear garden.

Offered with no upward chain, this excellent bungalow must be viewed early to avoid disappointment.

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 double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, access to loft space with fitted loft ladder, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:



KITCHEN

11' 2" x 7' 4" (3.4m x 2.24m) uPVC double glazed window to front elevation, fitted kitchen comprising one and a half bowl sink/drainers unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, built in oven (not currently working), built in four burner electric hob, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, coving to ceiling, wall mounted gas boiler, vinyl flooring, door to:

UTILITY ROOM

11' x 4' (3.35m x 1.22m) Windows to front and side elevations, plus door to side elevation, space for tumble dryer, vinyl flooring, door to:

REAR LOBBY

Vinyl flooring, door to garden.

LOUNGE

16' 3" x 11' 3" (4.95m x 3.43m) uPVC double glazed window to side elevation, single panel radiator, feature living flame gas fireplace with marble hearth and wooden surround, coving to ceiling, uPVC sliding patio doors to:

CONSERVATORY

10' x 8' (3.05m x 2.44m) uPVC double glazed conservatory, double doors to garden, tiled flooring.

MASTER BEDROOM

14' 6" x 10' 5" (4.42m x 3.18m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard, coving to ceiling.

BEDROOM TWO

11' 5" x 10' 4" (3.48m x 3.15m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, shower enclosure with fitted shower over, tiled to all splash areas, vinyl flooring.

EXTERNALLY

FRONT

Retained by dwarf brick wall, mainly laid to lawn, driveway providing off road parking for 1 or 2 cars, outside tap.

REAR GARDEN

Fully enclosed non-overlooked rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree borders, garden fish pond, personnel door to:

GARAGE

28' (8.53m) Much larger than average garage, up and over door, power and light connected.



GROUND 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.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