



Kennedy & Co.

40 Swansholme Gardens, Sandy

SG19 1HL

EPC: D

£425,000

- Spacious Extended Four Bedroom Detached Home
- Entrance Hall With Cloakroom
- Generous 15ft Lounge
- Spacious 15ft Dining/Family Room
- Excellent 14ft Re-Fitted Modern Kitchen/Breakfast Room
- 14ft Master Bedroom & 13ft Guest Bedroom
- Four Piece Family Bathroom
- Driveway For 3 Vehicles



A wonderful opportunity to purchase this desirable, extended and spacious four bedroom detached family home, which is situated within a sought after and rarely available quiet location within easy walking distance to delightful riverside walks, benefitting from generous reception rooms, spacious bedrooms and a fantastic 14ft re-fitted modern kitchen/breakfast room.

This fantastic property briefly boasts an entrance hall with cloakroom, spacious 15ft lounge, generous 15ft dining/family room, excellent 14ft re-fitted modern kitchen/breakfast room, four piece family bathroom and 14ft master bedroom with 13ft guest bedroom.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.

Externally this fine home benefits from a driveway providing off road parking for three cars, single garage with power and light connected, and a fully enclosed private and non-overlooked rear garden.

Early viewings are strongly encouraged.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE LOBBY

Timber entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, solid wooden flooring, personnel door to garage, coving to ceiling, communicating doors to:

CLOAKROOM

Fitted two piece suite comprising low level W.C and wash hand basin, tiled to half height to all elevations, solid wooden flooring, coving to ceiling, extractor fan.

LOUNGE

15' x 11' (4.57m x 3.35m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with marble heath and surround, solid wooden flooring, coving to ceiling.

DINING/FAMILY ROOM

15' x 11' 10" (4.57m x 3.61m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed sliding patio doors to rear elevation, double panel radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM

14' 8" x 10' 1" (4.47m x 3.07m) Dual aspect room, uPVC double glazed window to side elevation and

uPVC double glazed French doors to rear elevation, double panel radiator, re-fitted modern kitchen comprising of one and a half bowl ceramic sink/drainage unit with mixer tap over, solid wood work surfaces, range of base units incorporating built in stainless steel double oven, built in four burner induction hob, built in dishwasher and built in fridge/freezer all with matching doors, tiled to all splash areas, further range of wall units incorporating built in extractor hood, high gloss tiled flooring, ideal area for table and chairs, coving to ceiling.

FIRST FLOOR - LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

14' x 10' (4.27m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

13' 8" x 9' (4.17m x 2.74m) Two uPVC double glazed windows to front elevation, single panel radiator, laminated wood effect flooring.

BEDROOM THREE

10' 3" x 10' (3.12m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring.

BEDROOM FOUR

9' x 7' 3" (2.74m x 2.21m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

BATHROOM

Two uPVC obscure double glazed windows to rear elevation, single panel radiator, fitted FOUR piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over, and fully tiled

shower cubicle with fitted shower over, tiled to all splash areas, pine flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

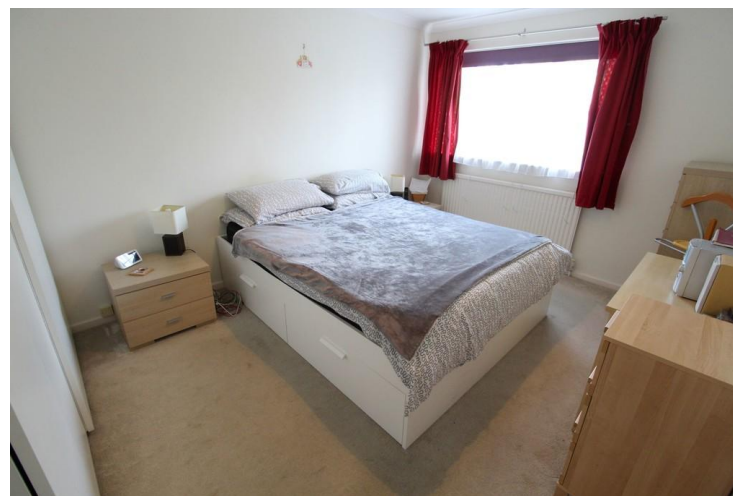
Mono-block paved driveway providing off road parking for 3 cars, small area laid to shingle, gated access to side leading to:

REAR GARDEN

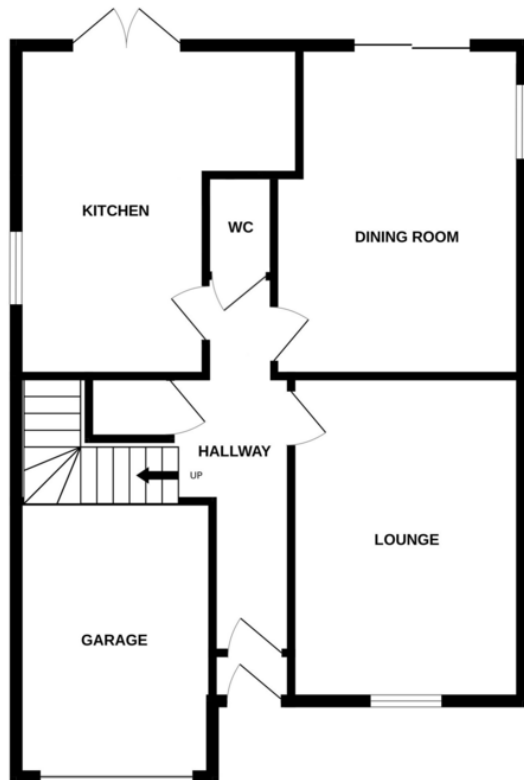
Fully enclosed private and non-overlooked rear garden, initial paved patio area with outside tap to side, mainly laid to lawn, timber shed.

GARAGE

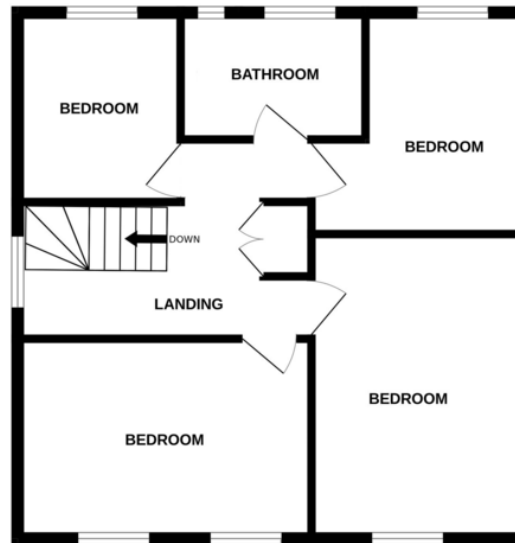
Up and over door, power and light connected, space and plumbing for washing machine and tumble dryer.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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