



**Kennedy  
& Co.**

6 Osprey Close, Sandy

SG19 2TW

EPC: C

£285,000

- Superb Two Double Bedroom Modern Home
- Entrance Hall
- Modern Cloakroom
- Modern Fitted Kitchen
- Spacious 15ft x 12ft Lounge/Diner
- Modern Family Bathroom
- Well Maintained Enclosed Rear Garden
- Single Garage En-Bloc



**An excellent opportunity to purchase this very well presented two double bedroom modern home, situated in a quiet cul-de-sac location within the ever popular 'Fallowfield' development enjoying pleasant views across an open green to the front, also benefitting from a garage and off road parking.**

**The property briefly boasts an entrance hall with modern cloakroom, modern fitted kitchen, spacious 15ft x 12ft lounge/diner, two double bedrooms and modern first floor family bathroom.**

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

**Externally this superb home offers a well maintained enclosed rear garden, single garage with off road parking in front.**



**Early viewings on this ideal first time or investment purchase are highly recommended.**

**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**

Composite double glazed patterned and leaded entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor with storage cupboard under, communicating doors to:



### **CLOAKROOM**

uPVC double glazed obscure window to side elevation, single panel radiator, modern fitted two piece suite comprising low level W.C and wash hand basin, tiled to half height to all elevations, vinyl wood effect flooring.

### **KITCHEN**

9' 3" x 7' 9" (2.82m x 2.36m) uPVC double glazed window to front elevation, fitted modern kitchen comprising of one bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of fitted base units incorporating stainless steel 'Electrolux' oven with four burner gas hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall units incorporating fitted stainless steel extractor hood, hidden gas boiler, vinyl tiled effect flooring.

### **LOUNGE/DINER**

15' x 12' 7" (4.57m x 3.84m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, double panel radiator and single panel radiator, coving to ceiling.

### **FIRST FLOOR**

#### **LANDING**

Access to loft space, built-in airing cupboard housing 'Mega-Flo' hot water system, communicating doors to:

#### **MASTER BEDROOM**

12' 10" x 10' (3.91m x 3.05m) Two uPVC double glazed windows to front elevation, double panel radiator, two built in his and hers double wardrobes.

### **BEDROOM TWO**

12' x 8' 2" (3.66m x 2.49m) uPVC double glazed window to rear elevation, single panel radiator.

### **BATHROOM**

uPVC double glazed obscure window to rear elevation, double panel radiator, fitted modern three piece white suite comprising of low level W.C, wash hand basin, panelled bath with mixer taps over plus shower attachment over, tiled to half height to all elevations, sunken spotlighting, extractor fan, vinyl wood effect flooring.

### **EXTERNALLY**

#### **FRONT**

Small shingled areas.

### **REAR GARDEN**

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with mature tree and shrub borders, gated access to rear leading to:

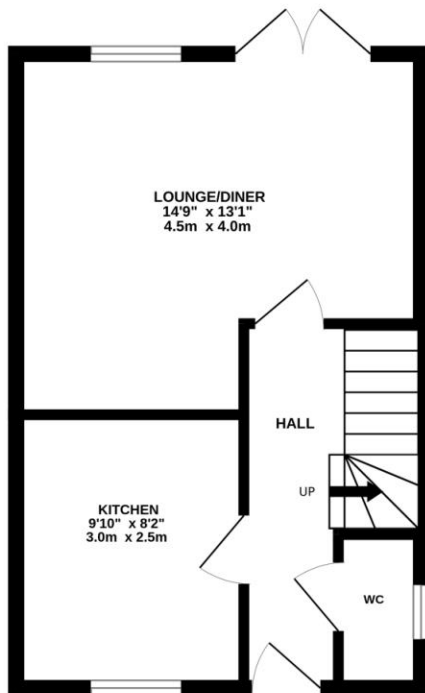
### **GARAGE**

Single garage en-bloc, up and over door, power and light connected.

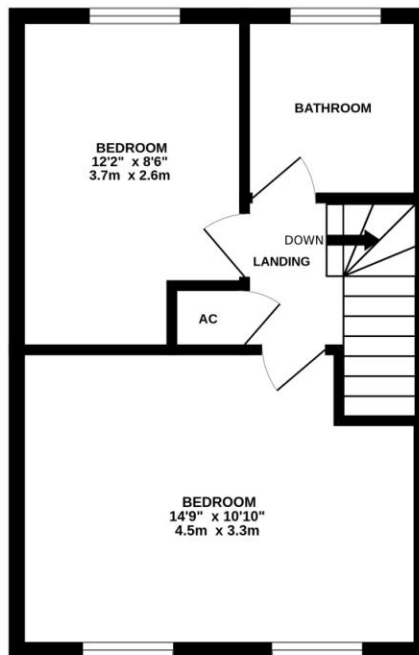
Off road parking for one vehicle in front.



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.

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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### COUNCIL TAX BAND

Tax band C

### 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