



**Kennedy
& Co.**

20 Partridge Piece, Sandy

SG19 2UP

EPC: TBA

£399,950

- Hugely Improved, Very Spacious & Versatile Three Bedroom Home
- Entrance Hall With Cloakroom
- Generous 17ft x 12ft Lounge
- Fantastic 24ft Re-Fitted Open Plan Kitchen/Diner
- Superb 14ft uPVC Double Glazed Conservatory
- Separate Utility Room & Study
- Modern Family Bathroom
- Re-Fitted Luxury En-Suite To Master Bedroom



A superb opportunity to purchase this hugely improved, very spacious, and versatile three bedroom detached modern family home, benefitting from hugely spacious accommodation and situated in a very quiet position nestled to end of a no through road cul-de-sac location within a very popular area in Sandy.

This excellent desirable home benefits from an entrance hall with cloakroom, very spacious 17ft x 12ft sitting room, fantastic 24ft open plan re-fitted kitchen/diner, spacious 14ft uPVC double glazed brick based conservatory, separate re-fitted utility room, study, master bedroom with luxury re-fitted en-suite, modern family bathroom and two further bedrooms including a 15ft guest bedroom.

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



Externally this fine property offers mono-block paved driveway providing off road parking for two/three cars, and a fully enclosed larger than average rear garden.

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

Large entrance canopy with replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, tiled flooring, coving to ceiling, communicating doors to:



CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, laminated wood effect flooring.

LOUNGE

17' 10" x 12' 1" (5.44m x 3.68m) Double panel radiator and single panel radiator, solid wood flooring, coving to ceiling, double doors to kitchen/diner, plus uPVC double glazed French doors to:

CONSERVATORY

14' 3" x 10' 6" (4.34m x 3.2m) uPVC double glazed brick based conservatory, double doors to garden, under floor heating, tiled flooring, power and light points, ceiling fan, thermostatic and rain sensitive electric roof windows.

KITCHEN/DINER

24' 8" x 8' 5" (7.52m x 2.57m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed door to side elevation, double panel radiator, re-fitted modern kitchen comprising of one and a half bowl composite sink drainer unit with flexible mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel double oven with built in stainless steel microwave oven over, built in four burner gas hob, built in wine cooler/drinks fridge, built in fridge/freezer and built in dishwasher both with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, hidden gas boiler, solid wood flooring, coving to ceiling, ideal space for table and chairs, coving to ceiling, sunken spotlighting, door to:

UTILITY ROOM

8' 2" x 4' (2.49m x 1.22m) Re-fitted matching utility

room, range of base units incorporating space and plumbing for washing machine with wood effect work surfaces, range of wall mounted units, vinyl wood effect flooring, door to:

STUDY

8' 2" x 7' 2" (2.49m x 2.18m) uPVC double glazed window to front elevation, double panel radiator, solid wood flooring, coving to ceiling, sunken spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, sunken spotlighting, coving to ceiling, communicating doors to:

MASTER BEDROOM

13' 2" x 11' 6" (4.01m x 3.51m) uPVC double glazed window to rear elevation, single panel radiator, three built in double wardrobes, coving to ceiling, door to:

ENSUITE

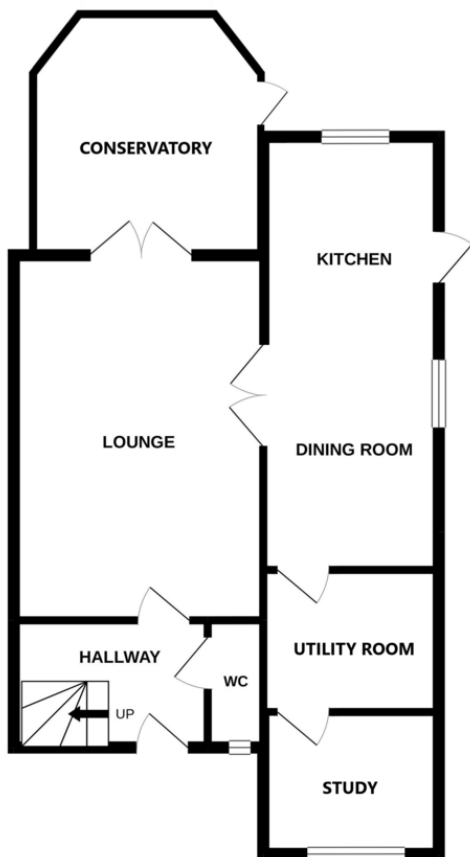
uPVC double glazed obscure window to rear elevation, chrome wall mounted heated towel rail, re-fitted luxury three piece suite comprising low level WC with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower enclosure with fitted rain shower over, fully tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

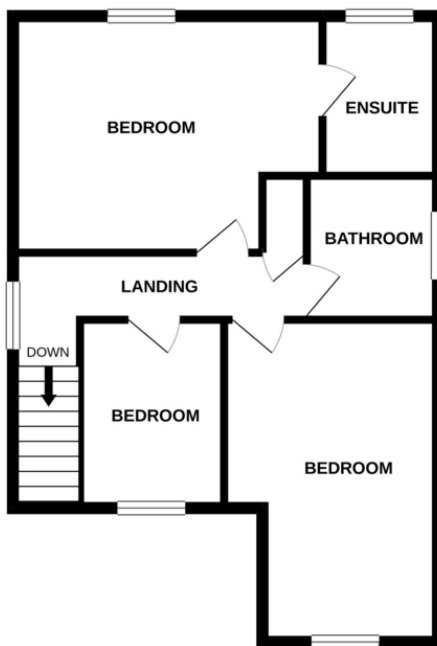
15' 4" x 10' 4" (4.67m x 3.15m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling, sunken spotlighting.



GROUND FLOOR



1ST 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.

BEDROOM THREE

9' 1" x 7' (2.77m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

EXTERNALLY

FRONT

Mono-block and part slate shingle driveway providing off road parking for 2-3 cars, gated access to side leading to:

REAR GARDEN

Generous fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with raised tree and shrub planter, timber shed.

COUNCIL TAX BAND Tax band E

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