



# Kennedy & Co.

13 Balmoral Close, Sandy

SG19 1TL

EPC: TBA

£285,000

- Two Double Bedroom Semi-Detached Home
- Much Improved & Spacious Throughout
- Entrance Hall
- Generous 16ft Lounge
- Enclosed Rear Garden
- Spacious Re-Fitted Modern Kitchen/Diner
- Re-Fitted Luxury Shower Room
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating



**A superb and rare opportunity to purchase this two double bedroom semi-detached home, which has been thoroughly improved throughout by the current owners and boasts generous accommodation along with ample off road parking, situated in a popular quiet cul-de-sac location within Sandy.**

**This excellent property briefly boasts an entrance hall, spacious 16ft lounge, generous re-fitted modern kitchen/diner with a wealth of built in appliances, re-fitted luxury first floor shower room and two double bedrooms.**

**The property also benefits from uPVC double glazing throughout and gas to radiator central heating with a replaced boiler.**

**Externally this fine home offers a shingled front garden with driveway providing off road parking for two/three cars, and an easy maintenance non-overlooked landscaped rear garden.**

**This ideal first time or investment home 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 obscure double glazed entrance door to:

### **ENTRANCE HALL**

Single panel radiator, laminated wood effect flooring, stairs rising to first floor, communicating doors to:

### **LOUNGE**

16' 2" x 11' 9" (4.93m x 3.58m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed French doors to rear elevation, two double panel radiators, laminated wood effect flooring.

### **KITCHEN/DINER**

11' 9" x 11' 1" (3.58m x 3.38m) Two uPVC double glazed windows to front elevation, double panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink unit with mixer tap over, rolled top work surfaces, range of soft close base units incorporating built in dishwasher, built in washing machine, built in fridge/freezer all with matching doors, built in stainless steel oven, built in 5 burner induction hob, further range of soft close wall mounted units incorporating fitted 900mm stainless steel extractor hood, laminated wood effect flooring, ideal space for table and chairs, sunken spotlighting.

## FIRST FLOOR

### LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

13' 2" x 11' 8" (4.01m x 3.56m) Dual aspect room, two uPVC double glazed windows to front elevation and uPVC double glazed window to side elevation, single panel radiator, wooden flooring.

### BEDROOM TWO

11' 9" x 10' 10" (3.58m x 3.3m) Two uPVC double glazed windows to rear elevation, single panel radiator, wooden flooring, built in storage cupboard.

## SHOWER ROOM

uPVC obscure double glazed window to side elevation, under floor heating, re-fitted modern three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into drawer unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

## EXTERNALLY

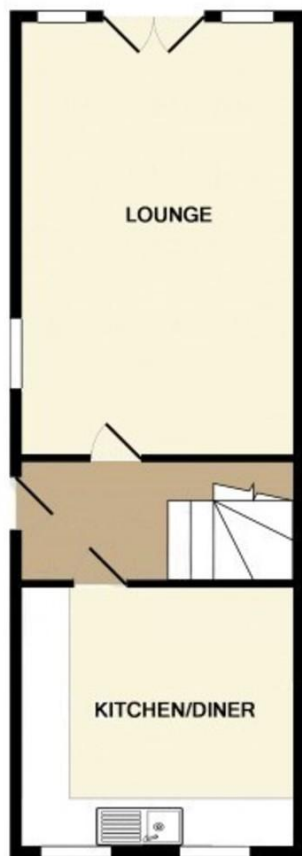
### FRONT

Laid to shingle with driveway to side providing off road parking for two/three vehicles with outside tap, gated access to side leading to:

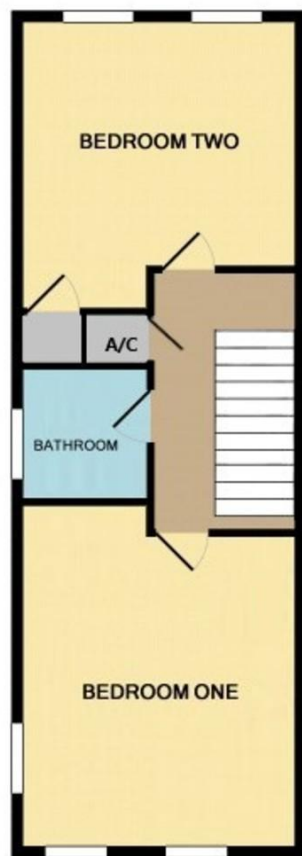
## REAR GARDEN

Non-over looked landscaped easy maintenance rear garden, initial paved patio area with generous timber shed, artificial lawn area with raised seating area to rear.





GROUND FLOOR



1ST FLOOR

**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