



**Kennedy
& Co.**

65 St. Neots Road, Sandy

SG19 1LE

EPC: D

£335,000

- Spacious Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Generous 17ft Lounge
- Separate Dining Room
- Spacious 15ft Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- uPVC Double Glazing Throughout
- Gas To Radiator Central Heating



An excellent opportunity to purchase this much improved and very well presented three bedroom semi-detached home, boasting a spacious 17ft lounge and separate dining room, plus driveway providing off road parking for three cars, situated within easy walking distance of the Sandy's town centre.

The property briefly boasts an entrance hallway, generous 17ft lounge, separate dining room, spacious 15ft re-fitted modern kitchen, re-fitted modern family bathroom plus three bedrooms.

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

Externally this superb home benefits from a shingled driveway providing off road parking for 3 vehicles, and a fully enclosed generous rear garden with large paved patio area.

Early viewings are strongly encouraged.

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 entrance door to:

ENTRANCE HALL

Stairs rising to first floor, laminated wood effect flooring, communicating doors to:

LOUNGE

17' 1" x 11' (5.21m x 3.35m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, double panel radiator, electric flame effect fireplace with surround, laminated wood effect flooring.

DINING ROOM

10' 5" x 9' 5" (3.18m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, three built in storage cupboards, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN

15' 9" x 7' 2" (4.8m x 2.18m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed door to rear elevation, double panel radiator, re-fitted modern kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over, rolled top work

surfaces, range of base units incorporating built in stainless steel oven with built in five burner stainless steel gas hob over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, sunken spotlighting, tiled wood effect flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, single panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

11' x 10' 3" (3.35m x 3.12m) uPVC double glazed window to front elevation, single panel radiator, feature cast iron Victorian style fireplace, coving to ceiling.

BEDROOM TWO

10' 9" x 8' (3.28m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, hidden storage recess.

BEDROOM THREE

9' x 8' 2" (2.74m x 2.49m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted rain shower over, tiled to all splash areas, tiled flooring, extractor fan.

EXTERNALLY

FRONT

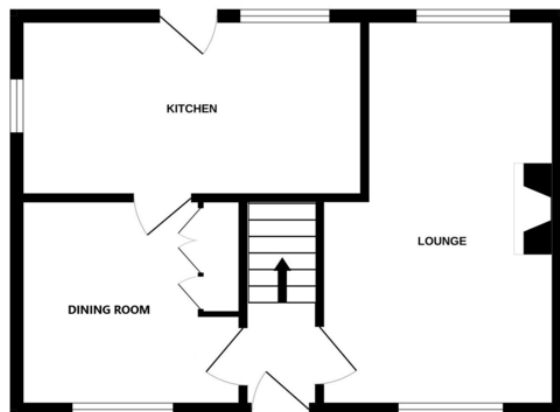
Mainly laid to shingle providing off road parking for three vehicles, established well maintained tree and shrub borders and beds, gated access to side leading to:

REAR GARDEN

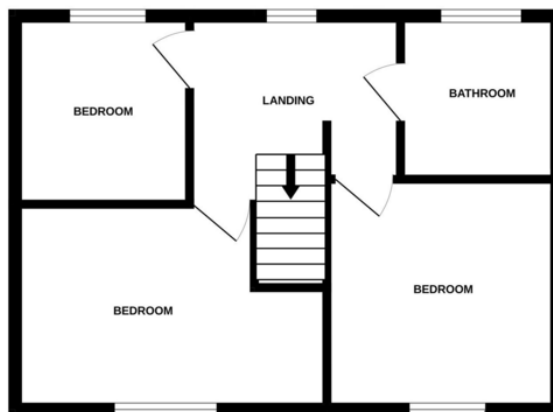
Initial extensive paved patio area with shingled border, mainly laid to lawn with shingled border, timber shed, outside tap.



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.

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