



# Kennedy & Co.

56 St. Neots Road, Sandy

SG19 1LG

EPC: C

£325,000

- Spacious & Extended Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Entrance Hall and Cloakroom
- Generous 23ft x 12ft Lounge/Diner
- Spacious 17ft Kitchen
- Re-Fitted First Floor Shower Room
- Front Garden
- Driveway Providing Off Road Parking For 3 Vehicles



A superb opportunity to purchase this extended and spacious three bedroom semi-detached home, boasting a spacious 23ft x 12ft lounge/diner and 17ft kitchen/breakfast room, plus driveway providing off road parking for three cars, situated within easy walking distance of Sandy's town centre.

The property would benefit from some general modernisation, and briefly boasts an entrance hallway with cloakroom, generous 23ft x 12ft lounge/diner, spacious 17ft kitchen/breakfast room, re-fitted first floor shower room and three good sized bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home benefits from a large front garden with mono-block paved driveway providing off road parking for 3 vehicles, and a well maintained fully enclosed generous rear garden.

Offered with no upward chain, 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**

uPVC double glazed entrance door to:

#### **ENTRANCE HALL**

Double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

#### **CLOAKROOM**

uPVC obscure double glazed window to side elevation, re-fitted low level W.C.

### **LOUNGE/DINER**

23' 4" x 12' (7.11m x 3.66m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, feature brick built fireplace, coving to ceiling.

### **KITCHEN**

17' 7" x 7' 4" (5.36m x 2.24m) Dual aspect room, uPVC double glazed window to rear elevation, plus uPVC double glazed door to side elevation, double panel radiator, fitted kitchen comprising one and a half bowl composite sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood and hidden gas boiler, vinyl tiled effect flooring.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation, communicating doors to:

### MASTER BEDROOM

12' x 12' (3.66m x 3.66m) uPVC double glazed window to front elevation, single panel radiator.

### BEDROOM TWO

12' x 11' (3.66m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM THREE

9' 1" x 7' 6" (2.77m x 2.29m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

## SHOWER ROOM

uPVC obscure double glazed window to front elevation, double panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all elevations, vinyl tiled effect flooring, access to loft space.

## EXTERNALLY

### FRONT

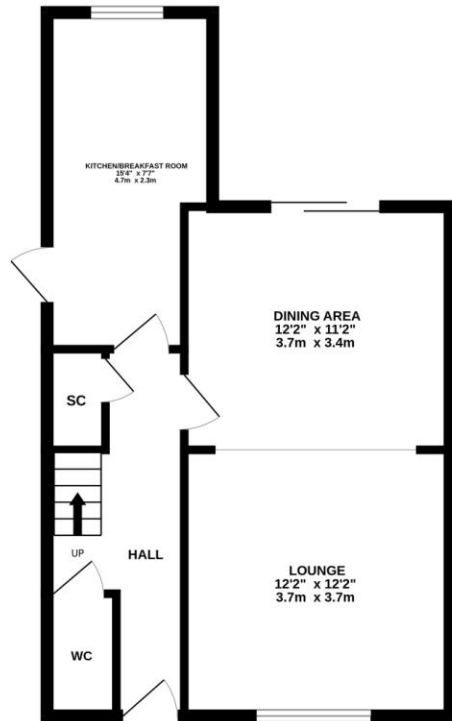
Mono-block paved driveway providing off road parking for three vehicles, mature tree and shrub beds, gated access to side leading to:

### REAR GARDEN

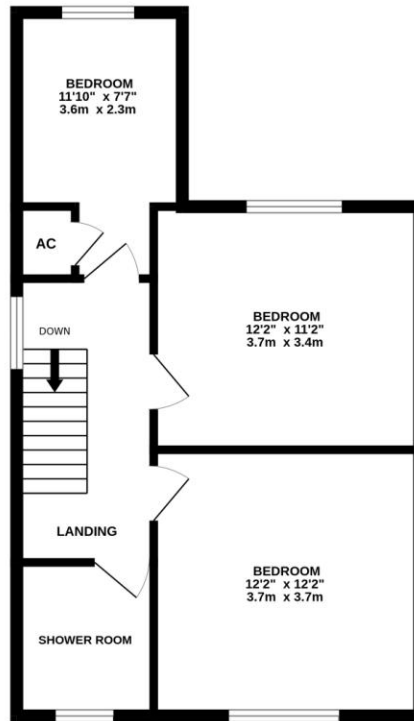
Fully enclosed generous rear garden, initial paved patio area with outside tap, mainly laid to lawn, further paved areas with timber summer house and metal garden shed.



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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 D

### 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.