



Kennedy & Co.

1a Engayne Avenue, Sandy

SG19 1BN

EPC: B

£295,000

- Immaculately Presented Three Bedroom Semi-Detached Home
- Entrance Hall
- Modern Cloakroom
- Modern Fitted Kitchen
- Spacious 15ft x 14ft Lounge
- Modern Fitted Shower Room
- Excellent Driveway Providing Parking For 4 Cars
- Generous Enclosed Easy Maintenance Rear Garden



An excellent opportunity to purchase this very well presented three bedroom semi-detached modern home, which in our opinion is offered in truly immaculate condition throughout, boasting a modern cloakroom, modern kitchen and a spacious 15ft x 14ft lounge, along with a driveway providing off road parking for 4 vehicles.

This delightful home briefly boasts an entrance hall, modern fitted cloakroom, modern fitted kitchen, spacious 15ft x 14ft lounge, modern fitted shower room and three bedrooms with built in wardrobes to master and guest bedrooms.

Externally the property offers an extensive front driveway providing off road parking for up to four vehicles, and a generous fully enclosed easy maintenance rear garden.



Early viewings are strongly recommended to avoid disappointment.

PARTICULARS

Storm porch with uPVC obscure double glazed entrance door to:

ENTRANCE HALL

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

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, coving to ceiling, extractor fan.



KITCHEN

9' x 7' 3" (2.74m x 2.21m) uPVC double glazed window to front elevation, single panel radiator, modern fitted kitchen comprising one bowl composite sink/drainage unit with mixer tap over, wood effect work surfaces, range of fitted soft-close base units incorporating built in oven with built in four burner hob over, built in dishwasher and built in fridge/freezer both with matching doors, space and plumbing for washing machine, tiled to all splash areas, further range of soft-close wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, sunken spotlighting, coving to ceiling.

LOUNGE

15' x 14' 5" (4.57m x 4.39m) uPVC double glazed French doors to rear elevation, two single panel radiators, laminated wood effect flooring, built in under stairs storage cupboard, coving to ceiling.

FIRST FLOOR

LANDING

Access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

10' 7" x 7' 9" (3.23m x 2.36m) uPVC double glazed window to front elevation, double panel radiator, built in full length sliding wardrobes, coving to ceiling.

BEDROOM TWO

11' 3" x 7' 9" (3.43m x 2.36m) uPVC double glazed window to rear elevation, double panel radiator, built in full length sliding wardrobes and drawer unit, coving to ceiling.

BEDROOM THREE

8' x 7' (2.44m x 2.13m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, coving to ceiling.

EXTERNALLY

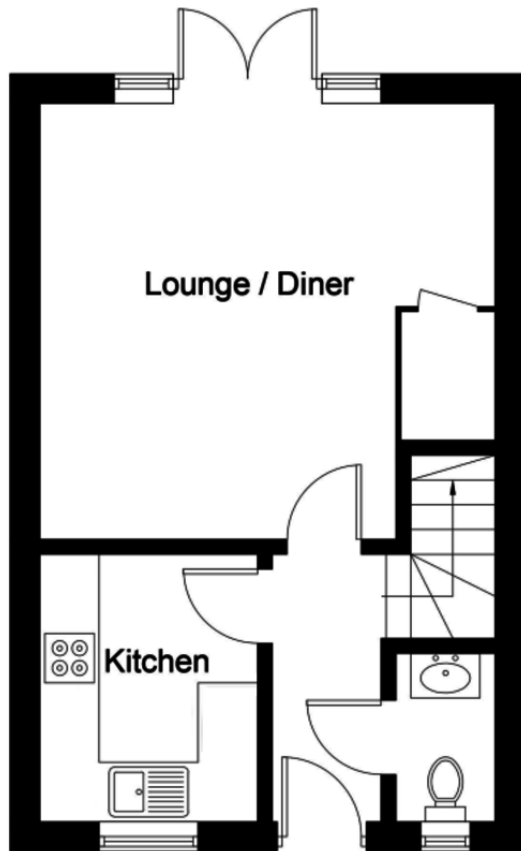
FRONT

Excellent shingled driveway providing off road parking for up to 4 cars, paved pathway to entrance door, outside tap, plus paved pathway to side with access gate to:

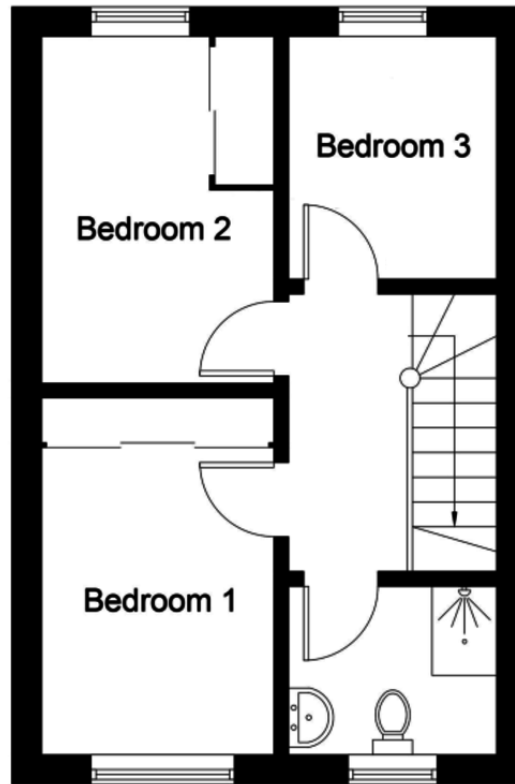
REAR GARDEN

Fully enclosed generous rear garden, mainly laid to paving for easy maintenance, delightful tree and shrub borders, garden store, gated access to side.





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band C

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.