



Kennedy & Co.

17b George Town Cottages, Sandy

SG19 2AE

EPC: C * No Upward Chain! *

£375,000

- VERY Spacious Three Bedroom Modern Home
- Large Entrance Hall With Modern Cloakroom
- Modern 19ft Fitted Kitchen/Diner With Built In Appliances
- Very Generous 19ft x 16ft Sitting Room
- Modern Family Bathroom
- Modern En-Suite To Master Bedroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking For 3-4 Cars



A wonderful opportunity to purchase this extremely spacious and well appointed three bedroom semi-detached modern home, which benefits from much larger than average ground floor accommodation plus ample off road parking and a double garage, situated within a small no through road with delightful open countryside views to the rear.

This superb property briefly boasts a large entrance hall with modern fitted cloakroom, very spacious 19ft x 16ft lounge, generous 19ft modern fitted kitchen/diner with a wealth of built in appliances, modern first floor family bathroom and three bedrooms including master bedroom with a modern fitted en-suite shower room.

Other benefits include no upward chain, uPVC double glazing throughout and radiator central heating with air source heat pump.

Externally this excellent home benefits from a generous driveway providing off road parking for three/four cars, fully enclosed rear garden, and a double garage with power and light connected.

Early viewings are strongly advised on this home to avoid disappointment.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Larger than average entrance hall, single panel radiator, stairs rising to first floor with built in storage cupboard beneath, tiled flooring, sunken spotlighting, communicating doors to:

CLOAKROOM

Single panel radiator, fitted modern two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, tiled flooring, extractor fan.

KITCHEN/DINER

19' x 11' 7" (5.79m x 3.53m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed door to side elevation, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer taps over, granite effect work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob, built in dishwasher, built in washing machine and built in fridge/freezer all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, ideal space for table and chairs, sunken spotlighting.

LOUNGE

19' 7" x 16' (5.97m x 4.88m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, two double panel radiators.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

12' 8" x 9' (3.86m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, three built in sliding wardrobes, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern fitted

three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

12' 3" x 8' 5" (3.73m x 2.57m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

8' 4" x 8' 4" (2.54m x 2.54m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, fully tiled all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Mainly laid to shingle providing off road parking for up to four cars, paved pathway to entrance door, mono-block paved shared driveway to side leading to double garaging, gated access to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside air source heat pump, mainly laid to lawn, gated access to rear leading to:

DOUBLE GARAGE

Double garage with two up and over doors, power and light connected, storage in roof eaves.



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 D

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.