



Rear Elevation



Kennedy & Co.

17 Poplar Close, Sandy

SG19 1HH

EPC: TBA

Offers In Excess Of £250,000

- Very Spacious Two Double Bedroom Home
- Generous 21ft Lounge
- Fitted Kitchen
- Re-Fitted Modern Bathroom
- Fantastic Generous Corner Plot
- Much Larger Than Average 60ft Rear Garden
- Detached Double Garage
- Driveway Providing Off Road Parking For 2 Cars



A superb opportunity to purchase this very spacious, improved and very well presented two double bedroom home, situated on a much larger than average corner plot with fantastic large 60ft enclosed rear garden, plus detached DOUBLE garage and off road parking for two cars, nestled in a cul-de-sac location within Sandy.

This fine property briefly boasts an entrance lobby, spacious 21ft lounge, modern fitted kitchen, re-fitted modern first floor bathroom and two double bedrooms. The property also benefits from uPVC double glazing throughout and electric heating.

Externally the property boasts a generous corner plot with much larger than average 60ft rear garden, plus driveway providing off road parking for two cars and a detached double garage.

This ideal first time or investment buy must be viewed early to be appreciated.

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 LOBBY

Fitted entrance mat, open plan design to:

LOUNGE

21' 4" x 10' 7" (6.5m x 3.23m) Dual aspect room, uPVC double glazed windows to both front and rear elevations plus uPVC double glazed door to rear elevation, electric heater, stairs rising to first floor, laminated wood effect flooring, door to:

KITCHEN

10' 8" x 10' 8" (3.25m x 3.25m) uPVC double glazed window to rear elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for tumble dryer, 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, vinyl wood effect flooring.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

10' 9" x 10' 7" (3.28m x 3.23m) uPVC double glazed window to rear elevation, electric heater, access to further loft space.

BEDROOM TWO

10' 7" x 10' 6" (3.23m x 3.2m) uPVC double glazed window to front elevation, electric heater.

BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl flooring, built in storage and airing cupboard housing hot water cylinder.

EXTERNALLY

FRONT

Shared paved area leading to entrance door.

Driveway providing off road parking for two cars in front of:

DOUBLE GARAGE

Detached double garage with two up and over doors.

REAR GARDEN

Approx. 60ft in length. Much larger than average enclosed rear garden, initial extensive paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, timber shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves 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 listed and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band B

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