



# Kennedy & Co.

6 The Buntings, Sandy

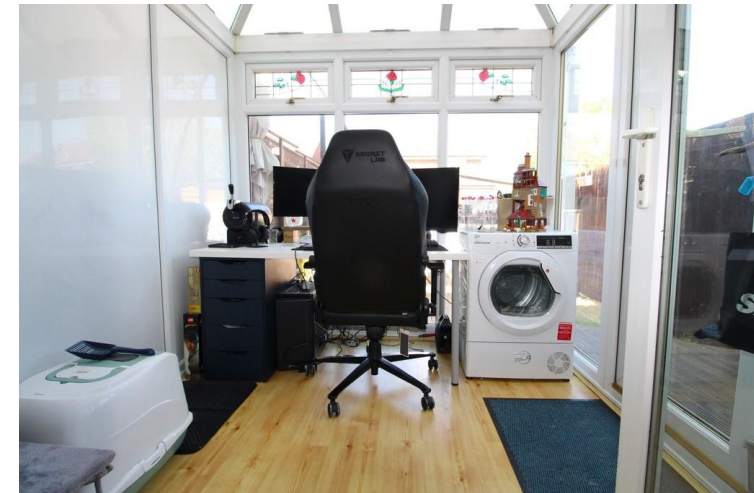
SG19 2TT

EPC: D

£279,950

- Two Double Bedroom Modern Home
- Very Spacious 15ft Lounge
- Fitted Kitchen/Diner
- uPVC Double Glazed Conservatory
- First Floor Family Bathroom
- Enclosed Rear Garden
- Very Quiet Location With Open Green To Front
- Private Off Road Parking For Two Cars





A superb opportunity to purchase this well presented two double bedroom modern home, which is ideally situated in a very quiet cul-de-sac location overlooking a small open green within the ever popular Fallowfield development, with allocated private off road parking for two cars.

This delightful property briefly boasts a spacious 15ft sitting room, fitted kitchen/diner, uPVC double glazed conservatory, fitted first floor family bathroom and two double bedrooms.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally the property offers an easy maintenance enclosed front garden, allocated off road parking for two vehicles, and an enclosed rear garden with composite garden shed.

Early viewings are highly recommended.

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

Entrance canopy with uPVC obscure double glazed entrance door to:

### LOUNGE

15' 6" x 11' 10" (4.72m x 3.61m) uPVC double glazed window to front elevation, double panel radiator, built in storage cupboard, stairs rising to first floor with small built in under stairs storage cupboard, coving to ceiling, door to:

### KITCHEN/DINER

11' 10" x 9' (3.61m x 2.74m) uPVC double glazed window to rear elevation, double panel radiator, fitted kitchen comprising one bowl stainless steel sink drainer unit with flexi mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space and plumbing for washing machine, space for fridge, space for freezer, tiled to all splash areas, further range of wall units incorporating built in extractor hood, wall mounted gas boiler, vinyl wood effect flooring, ideal space for table and chairs, uPVC double glazed French doors to:

### CONSERVATORY

8' 2" x 7' 8" (2.49m x 2.34m) uPVC double glazed conservatory, power and light points, laminated wood effect flooring.

## FIRST FLOOR

### LANDING

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

### MASTER BEDROOM

11' 10" x 7' 2" (3.61m x 2.18m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### BEDROOM TWO

11' 10" x 7' 2" (3.61m x 2.18m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

## BATHROOM

Wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, fully tiled to all splash areas, vinyl wood effect flooring, extractor fan, built in airing cupboard over stairs housing hot water cylinder.

## EXTERNALLY

### FRONT

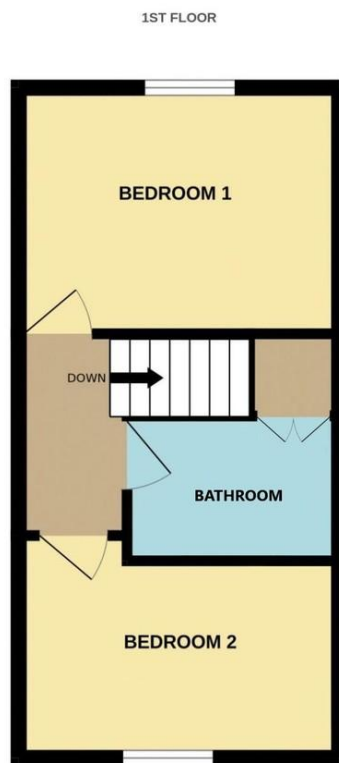
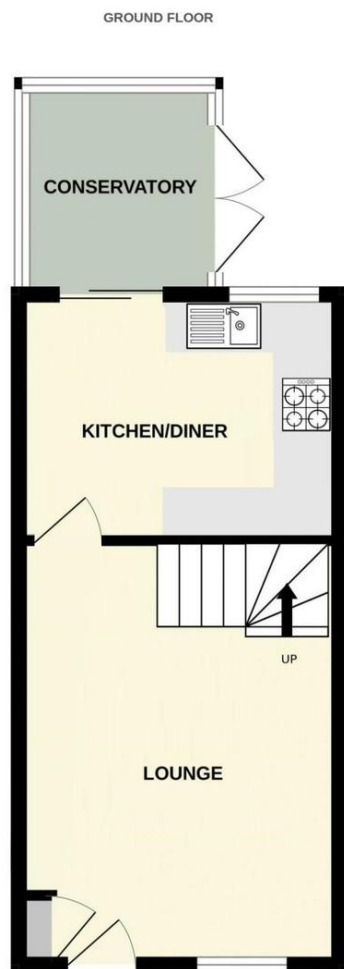
Fully enclosed easy maintenance front garden laid to slate shingle with gated paved pathway to entrance door.

Allocated private off road parking for two vehicles.

## REAR GARDEN

Fully enclosed rear garden, initial raised timber decking area with outside tap, laid to lawn area, composite garden shed, gated access to rear.





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 B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedyestateagents.uk](mailto: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.