



# Kennedy & Co.

11 The Jays, Sandy

SG19 2UY

EPC: D

£369,950

- Extended & Much Improved Three/Four Bedroom Semi-Detached Home
- Entrance Hall With Re-Fitted Cloakroom
- Spacious 12ft x 12ft Lounge
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Generous 18ft uPVC Double Glazed Conservatory
- 16ft Family Room/Bedroom Four
- Re-Fitted Family Bathroom & Re-Fitted En-Suite To Master Bedroom



**A wonderful opportunity to purchase this extended, hugely improved and very well presented three/four bedroom semi-detached modern home, which benefits from a re-fitted modern kitchen and generous 18ft uPVC double glazed conservatory, plus driveway for two cars and enclosed garden, ideally situated within a very sought location in Sandy.**

**This superb property briefly boasts an entrance hall with re-fitted modern cloakroom, spacious 12ft x 12ft lounge, separate dining room, re-fitted modern kitchen, generous 18ft uPVC double glazed conservatory, 16ft family room/bedroom four, re-fitted modern first floor family bathroom and three further bedrooms including a master bedroom with re-fitted en-suite shower room.**

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



**Externally this excellent home benefits from a mono-block paved driveway providing off road parking for two cars, and a fully enclosed easy maintenance rear garden.**

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

**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**

**Storm porch with replaced composite obscure double glazed entrance door to:**



#### **ENTRANCE HALL**

**Single panel radiator, stairs rising to first floor, communicating doors to:**

#### **CLOAKROOM**

**uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted modern two piece white suite comprising low level W.C and wash hand basin set into cupboard unit with mixer tap over, vinyl wood effect flooring, sunken spotlighting.**

#### **LOUNGE**

**12' 9" x 12' 2" (3.89m x 3.71m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard under stairs, laminated wood effect flooring, coving to ceiling, communicating doors to:**

## KITCHEN

10' x 8' 7" (3.05m x 2.62m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising ceramic butler sink with mixer tap over, solid wood work surfaces with integrated drainer, range of fitted base units incorporating 900mm cooker range, built in dishwasher and built in fridge/freezer both with matching doors, tiled to all splash areas, further range of wall mounted units incorporating built in 900mm extractor hood, tiled flooring, hidden wall mounted gas boiler, door to:

## FAMILY ROOM/BEDROOM FOUR

16' 7" x 8' (5.05m x 2.44m) uPVC double glazed window to front elevation and uPVC double glazed door to rear elevation, single panel radiator, access to loft storage space, coving to ceiling.

## DINING ROOM

18' 3" x 8' 7" (5.56m x 2.62m) Entered via the lounge, single panel radiator, laminated wood effect flooring, coving to ceiling, uPVC double glazed sliding patio doors to:

## CONSERVATORY

18' 3" x 8' 7" (5.56m x 2.62m) uPVC double glazed brick based conservatory, double panel radiator, double doors to garden, laminated wood effect flooring, power points and lighting, fitted blinds, space and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Access to loft space, built in airing cupboard over stairs housing hot water cylinder, communicating doors to:

## MASTER BEDROOM

11' 7" x 9' 7" (3.53m x 2.92m) uPVC double glazed window to rear elevation, double panel radiator, three built in double wardrobes, door to:

### ENSUITE

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, feature wash hand basin set into cupboard unit 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.

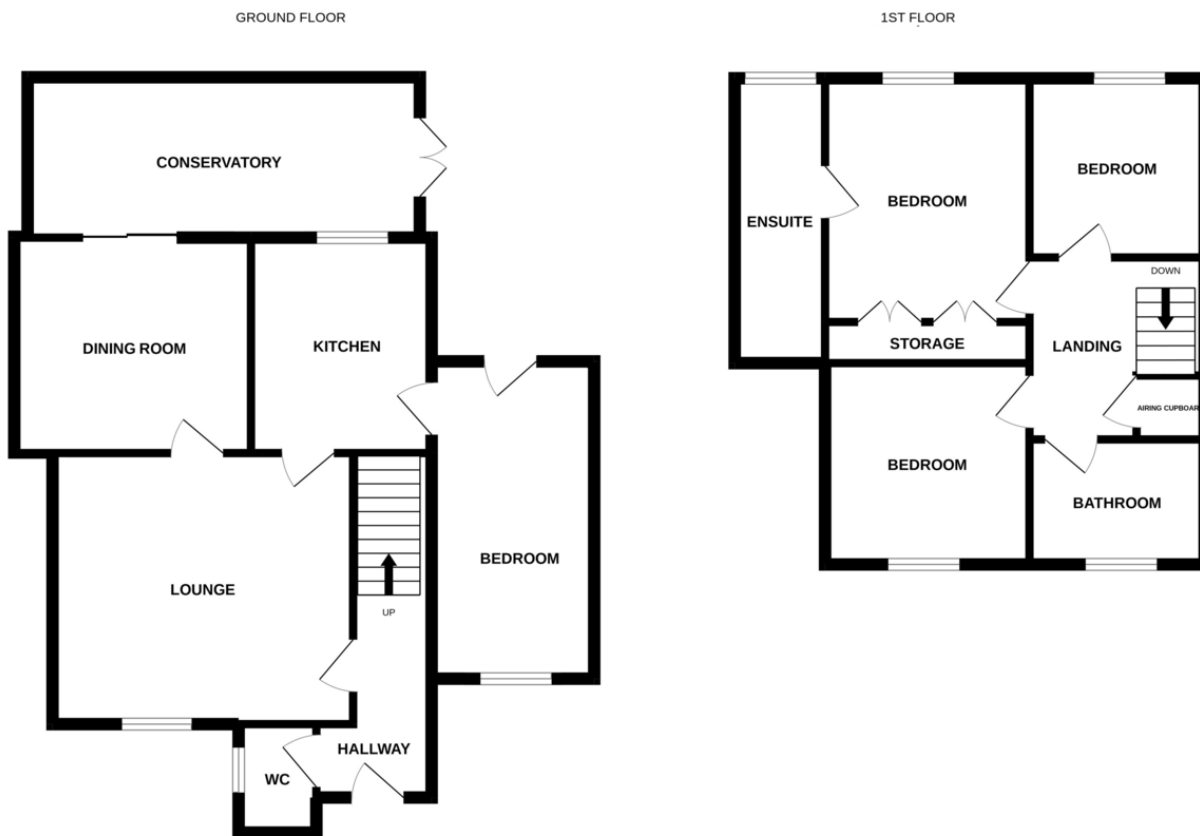
## BEDROOM TWO

9' 4" x 9' 2" (2.84m x 2.79m) uPVC double glazed window to front elevation, double panel radiator.

## BEDROOM THREE

8' 4" x 6' 2" (2.54m x 1.88m) uPVC double glazed window to rear elevation, single panel radiator.





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.

### BATHROOM

uPVC obscure double glazed window to front elevation, wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin set into cupboard unit with mixer tap over, and panelled bath with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

### EXTERNALLY

#### FRONT

Mono-block paved driveway providing off road parking for 2 vehicles.

#### REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly laid to artificial lawn, raised timber decking seating area, timber shed, outside tap.

**COUNCIL TAX BAND** Tax band D

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

### OFFICE

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