



Kennedy & Co.

114 Winchester Road, Sandy

SG19 1DP

EPC: C

£285,000

- Spacious Three Bedroom Home Overlooking Open Green
- **No Upward Chain!**
- Spacious 14ft x 14ft Lounge
- Generous 12ft Modern Kitchen/Diner
- Cloakroom
- Re-Fitted Modern Family Bathroom
- Enclosed Rear Garden
- Garage With Power & Light Connected



A fantastic opportunity to purchase this very spacious three bedroom home, overlooking an open green and offered with no upward chain, benefitting from generous room sizes, re-fitted kitchen and bathroom, plus enclosed rear garden and garage.

This property briefly boasts an entrance hall, spacious 14ft x 14ft lounge, generous 12ft modern kitchen/diner, rear lobby with cloakroom, re-fitted first floor modern family bathroom, and three bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating with a replaced combination boiler.

Externally this superb home offers a front garden, enclosed rear garden, single garage with power and light connected, and driveway providing off road parking for one car.

Offered with no upward chain, early viewings are strongly advised.

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 HALL

Single panel radiator, laminated wood effect flooring, sunken spotlighting, door to:

LOUNGE

14' 10" x 14' (4.52m x 4.27m) uPVC double glazed window to front elevation, double panel radiator, door to:

INNER HALL

Stairs rising to first floor, door to:

KITCHEN/DINER

12' 10" x 11' 9" (3.91m x 3.58m) uPVC double glazed window to rear elevation, single panel radiator, re-fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, vinyl wood effect flooring, built in under stairs storage cupboards, doorway to:

REAR LOBBY

uPVC double glazed door to rear elevation, vinyl wood effect flooring, door to:

CLOAKROOM

Fitted two piece suite comprising low level W.C and wash hand basin, vinyl wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, two built in storage cupboards, communicating doors to:

MASTER BEDROOM

13' x 10' 2" (3.96m x 3.1m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM TWO

14' 6" x 8' 7" (4.42m x 2.62m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

9' 2" x 6' 2" (2.79m x 1.88m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC double glazed obscure window to rear elevation, wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Retained by dwarf brick wall, mainly laid to shingle, paved pathway to entrance door.

REAR GARDEN

Initial paved patio area with outside tap, mainly laid to lawn, gated access to rear plus personnel door to:

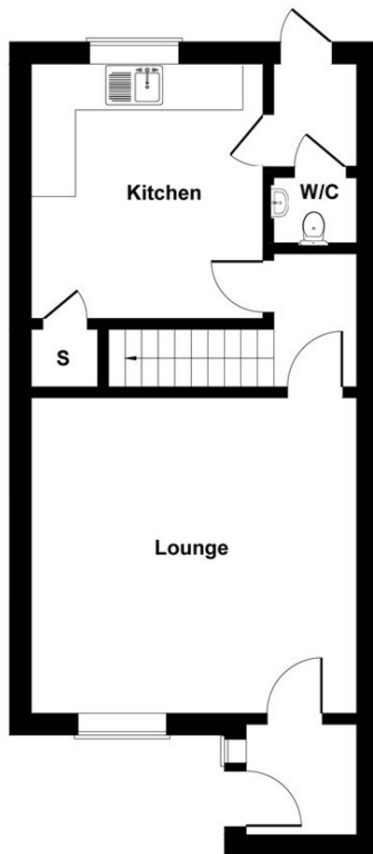
GARAGE

Up and over door, power and light connected.

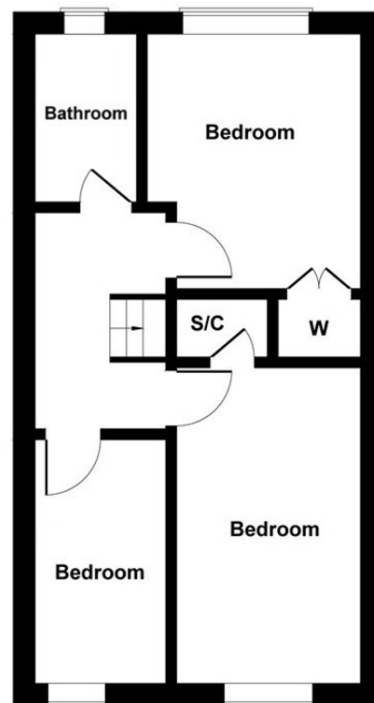
Driveway providing off road parking for one vehicle in front of garage.



GROUND FLOOR



FIRST FLOOR



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.