



Kennedy & Co.

13 Arran Close, Sandy

SG19 1QN

Asking Price Of £299,950

- Well Presented THREE Bedroom End Terrace Home
- Entrance Hall
- Spacious 17ft Sitting Room
- Generous 13ft Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Recently Replaced uPVC Double Glazing Throughout
- Electric Under Floor & Radiator Central Heating
- Enclosed Easy Maintenance Rear Garden



A superb opportunity to purchase this very well presented and sensibly priced **THREE** bedroom end of terrace home, boasting a spacious 17ft lounge and 13ft re-fitted kitchen, plus private off road parking for two cars and delightful enclosed rear garden, situated in a quiet cul-de-sac in Sandy within a short walk of the town centre.

The property briefly boasts an entrance hallway, spacious 17ft lounge, generous 13ft re-fitted modern kitchen, re-fitted modern family bathroom, and three bedrooms.

Other benefits include very recently replaced uPVC double glazing throughout, and electric to under floor and radiator central heating.



Externally this superb home benefits from a shingled front garden, private allocated off road parking for two vehicles, and fully enclosed easy maintenance delightful rear garden.

Early viewings are strongly encouraged.

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

Composite double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, engineered wooden flooring, door to



LOUNGE

17' 8" x 11' 6" (5.18m x 3.35m) Dual aspect room, uPVC double glazed windows to both front and side elevations with fitted shutter blinds, under floor heating, engineered wood flooring, sunken spotlighting, built in storage cupboard and multiple recessed display areas, open plan design to:

KITCHEN

13' x 9' 6" (3.96m x 2.9m) uPVC double glazed window to rear elevation plus uPVC double glazed French doors to rear elevation, under floor heating, re-fitted modern kitchen comprising one and a half bowl ceramic sink/drain unit with mixer tap over, solid wood work surfaces, range of base units incorporating space and plumbing for washing machine and tumble dryer, built in dishwasher with matching door, built in stainless steel double oven, built in four burner induction hob, space for American style fridge/freezer, tiled to all splash areas, further range of wall mounted

units incorporating feature glass extractor hood, engineered wood flooring, sunken spotlighting.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

10' 9" x 8' 9" (3.28m x 2.67m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM TWO

12' 3" x 6' 6" (3.73m x 1.98m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

BEDROOM THREE

9' 5" x 6' 5" (2.87m x 1.96m) uPVC double glazed window to rear elevation, single panel radiator, built in storage cupboard.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white 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 splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

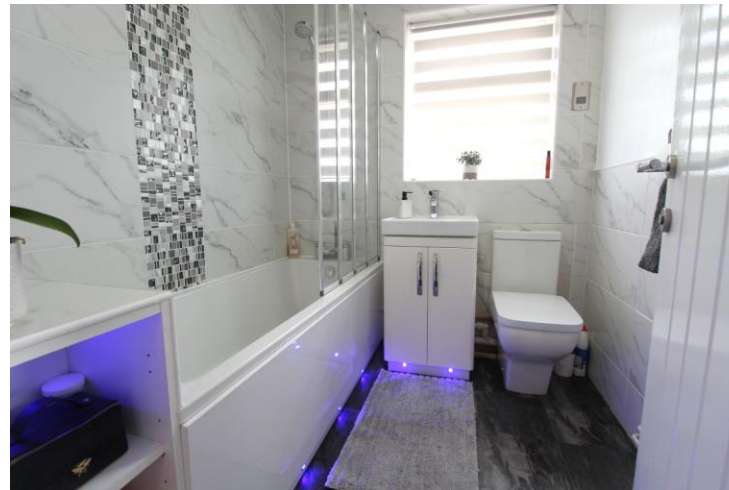
Fully laid to shingle with pathway to entrance door.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap and outside power points, mainly laid to artificial lawn with shrub bed, gated access to rear leading to:

PARKING

Parking area with private allocated off road parking for 2 vehicles.





We have every attempt to ensure the accuracy of the figures contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.