



Kennedy & Co.

23a Sandy Road, Everton

SG19 2JU

EPC: C

£375,000

- Very Spacious & Very Well Presented Village Home
- **No Upward Chain!**
- Generous Entrance Hall
- Sitting Room With Open Fireplace
- Separate Dining Room
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Enclosed Rear Garden



A wonderful opportunity to purchase this extremely well presented and very spacious larger than average three bedroom charming village home with almost 1000sq ft of accommodation, situated within the highly sought after quiet village of Everton, benefitting from no upward chain, generous accommodation, and off road parking for two vehicles.

This excellent home offers a spacious entrance hall, sitting room with open fireplace, separate dining room, re-fitted modern kitchen, re-fitted modern family bathroom, and three bedrooms.

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

Externally the property offers an enclosed front garden with gated pathway to entrance door, enclosed rear garden and allocated off road parking for two vehicles.

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

PARTICULARS

Timber entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, luxury vinyl wood effect flooring, coving to ceiling, communicating doors to:

SITTING ROOM

14' x 12' 7" (4.27m x 3.84m) Two double glazed sash style windows to front elevation, single panel radiator, feature open fireplace with marble hearth, coving to ceiling.

DINING ROOM

12' x 11' 4" (3.66m x 3.45m) uPVC double glazed French doors to rear elevation, double panel radiator, coving to ceiling.

KITCHEN

13' 10" x 6' 6" (4.22m x 1.98m) uPVC double glazed window to rear elevation and double glazed door to side elevation, single panel radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner induction hob over, space and plumbing for washing machine, space

and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating extractor hood and wall mounted gas combi boiler, built in under stairs storage cupboard, luxury vinyl wood effect flooring, coving to ceiling.

FIRST FLOOR

LANDING

Access to loft space, large built in storage cupboard over stairs, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 7" x 11' 4" (3.84m x 3.45m) Two double glazed sash style windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

12' x 11' 4" (3.66m x 3.45m) Two uPVC double glazed windows to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

8' 7" x 6' 7" (2.62m x 2.01m) Double glazed sash style window to front elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over and panelled bath with mixer tap and shower attachment over, tiled to all splash areas, luxury vinyl wood effect flooring, coving to ceiling, extractor fan.

EXTERNALLY

FRONT

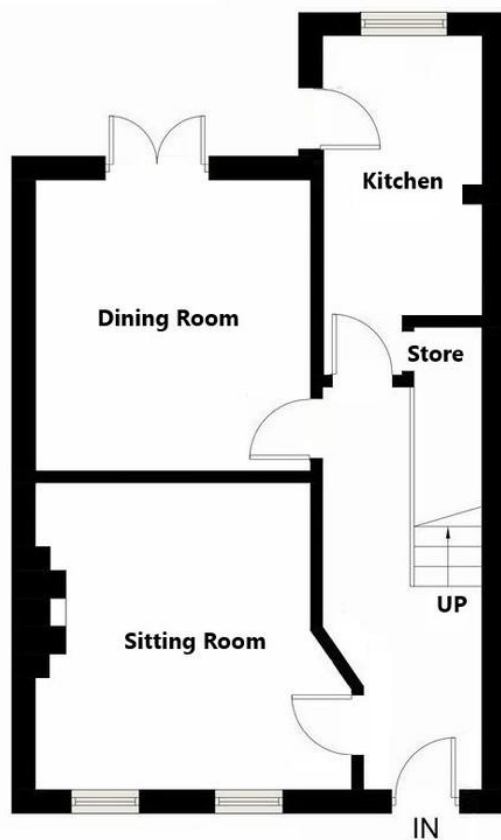
Enclosed by dwarf brick wall and iron railings, gated paved pathway to entrance door, mainly laid to lawn.

REAR GARDEN

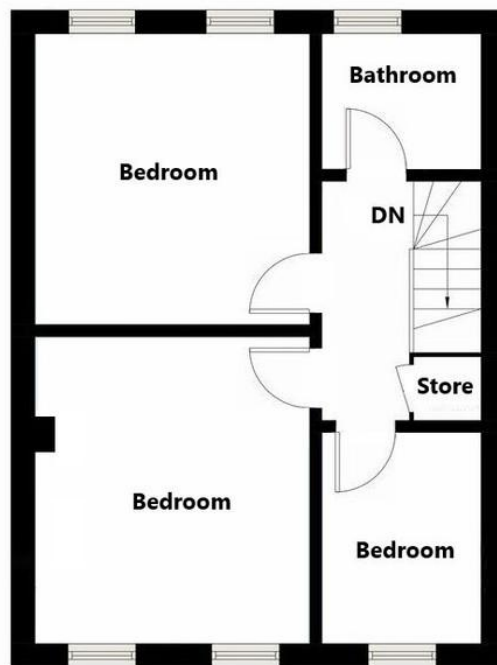
Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with established tree and shrub borders, gated access to rear leading to:

Parking area with private allocated parking for two vehicles.





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band D

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.