



Kennedy & Co.

41 Swansholme Gardens, Sandy

SG19 1HL

EPC: D

Offers in Excess of £349,950

- Excellent Three Bedroom Semi-Detached Home
- Highly Sought After Location Within Short Walk Of Town Centre
- Spacious 16ft Lounge
- Separate Dining Room
- Generous 13ft Modern Fitted Kitchen
- Re-Fitted Modern Shower Room
- Superb 24ft x 15ft 'L' Shaped Brick Garage/Home Studio
- Enclosed Rear Garden



A wonderful opportunity to purchase this excellent and very much improved three bedroom semi-detached family home, which boasts a fantastic 24ft x 15ft garage/home office and generous 16ft lounge, plus off road parking for up to four vehicles, ideally nestled in a quiet highly sought after location within easy walking distance of the town centre.

The property briefly boasts a spacious 16ft lounge, separate dining room, generous 13ft modern fitted kitchen, re-fitted modern shower room and three bedrooms.

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

Externally this superb home benefits from a shingled front garden providing further parking if needed, driveway providing off road parking for up to three cars, enclosed rear garden, and a fantastic 24ft x 15ft 'L' shaped garage/home studio with power and light connected, ideal for working from home.

Early viewings are strongly encouraged.

PARTICULARS

Composite obscure double glazed entrance door to:

DINING ROOM

13' x 8' (3.96m x 2.44m) uPVC double glazed French doors to rear elevation, feature strip panel radiator, stairs rising to first floor with built in under stairs storage, luxury vinyl wood effect flooring, sunken spotlighting, coving to ceiling, communicating doors to:

LOUNGE

16' x 11' 5" (4.88m x 3.48m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, coving to ceiling, sunken spotlighting.

KITCHEN

13' x 7' 5" (3.96m x 2.26m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, fitted kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for cooker, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood and wall mounted gas boiler, built in storage cupboard under stairs, luxury vinyl wood effect flooring.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, coving to ceiling, sunken spotlighting, communicating doors to:

MASTER BEDROOM

11' 5" x 9' (3.48m x 2.74m) uPVC double glazed window to front elevation, single panel radiator, sunken spotlighting, built in dressing area over stairs.

BEDROOM TWO

9' 8" x 9' 2" (2.95m x 2.79m) uPVC double glazed window to rear elevation, single panel radiator, sunken spotlighting, built in airing cupboard over stairs, coving to ceiling.

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

SHOWER ROOM

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

EXTERNALLY

FRONT

Driveway to side providing off road parking for three vehicles, shingled area providing further off road parking if needed, gated access to side leading to:

REAR GARDEN

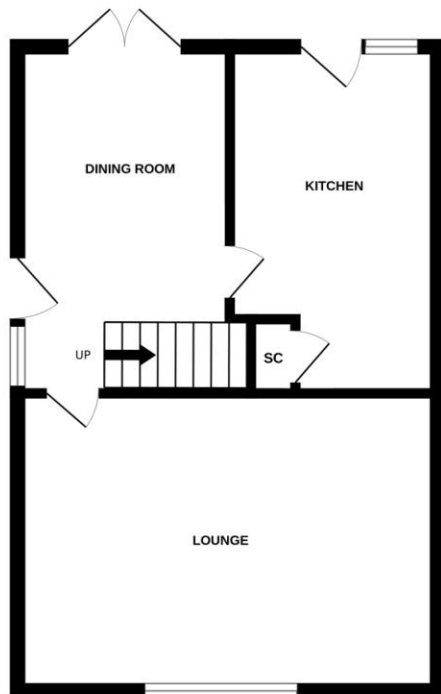
Fully enclosed rear garden, patio area with outside tap, laid to lawn area, personnel door to garden store, plus bi-folding doors leading to:

GARAGE/HOME STUDIO

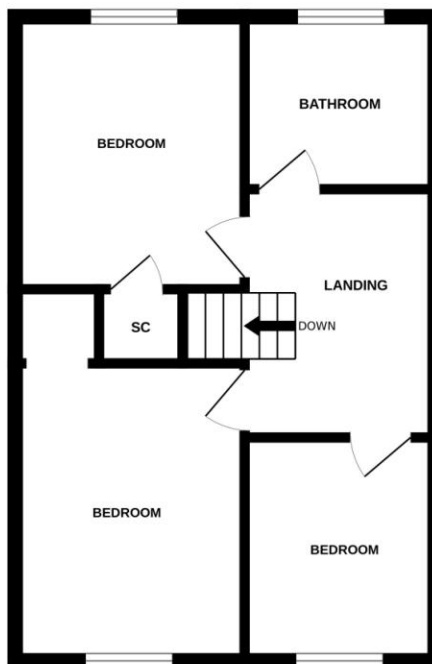
24' 2" x 15' 7" (7.37m x 4.75m) 'L' Shaped. Electric roller door, power and light connected, currently used as home gym/training studio, ideal for working from home.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.

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.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: 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.