



# Kennedy & Co.

5 Manor Road, Sandy

SG19 1DT

EPC: C

£375,000

- Extended FOUR Bedroom Home
- **No Upward Chain** & Very Spacious Accommodation
- Entrance Hall With Cloakroom
- Very Generous 23ft x 13ft Open Plan Lounge/Diner
- Kitchen & Separate Utility Room
- Four Piece Family Bathroom
- Generous Enclosed Rear Garden
- Front Garden With Driveway For 3 Cars





A fantastic opportunity to purchase this extended and very spacious four bedroom family home, offered with no upward chain, boasting a generous 23ft x 13ft lounge/diner, off road parking for three vehicles plus garage and car port, ideally nestled in a quiet highly sought after cul-de-sac location within Sandy.

The property briefly boasts an entrance hall with cloakroom, very spacious 23ft x 13ft open plan lounge/diner, spacious kitchen, separate utility room, four piece family bathroom and four good sized bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home benefits from front garden with driveway to side providing off road parking for up to three cars, generous enclosed rear garden, and both single garage and car port both with power and light connected.

Offered with no chain, 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

uPVC double glazed entrance door to:

## ENTRANCE HALL

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

## CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, tiled flooring.

## LOUNGE/DINER

23' 5" x 13' 8" (7.14m x 4.17m) (max measurements) uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, feature gas fireplace with marble hearth and surround, coving to ceiling, door to:

## KITCHEN

10' x 9' 6" (3.05m x 2.9m) uPVC double glazed window to front elevation, double panel radiator, fitted kitchen

comprising rolled top work surfaces, range of base units incorporating built in stainless steel double oven, built in electric hob, tiled to all splash areas, further range of wall mounted units incorporating extractor hood, tiled flooring, coving to ceiling, archway to:

### UTILITY ROOM

10' x 7' 10" (3.05m x 2.39m) Dual aspect room, uPVC double glazed windows to both front and side elevations, fitted utility room comprising one and a half bowl stainless steel sink/drainage 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 tumble dryer, tiled to all splash areas, further range of wall mounted units, wall mounted gas boiler, tiled flooring, coving to ceiling, large built in storage cupboard.

## FIRST FLOOR

### LANDING

uPVC double glazed window to rear elevation, access to loft space, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

### MASTER BEDROOM

12' 8" x 9' 9" (3.86m x 2.97m) uPVC double glazed window to front elevation, single panel radiator, built in range of wardrobes, coving to ceiling.

### BEDROOM TWO

10' x 9' 10" (3.05m x 3m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes, coving to ceiling.

### BEDROOM THREE

9' 8" x 8' 10" (2.95m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

### BEDROOM FOUR

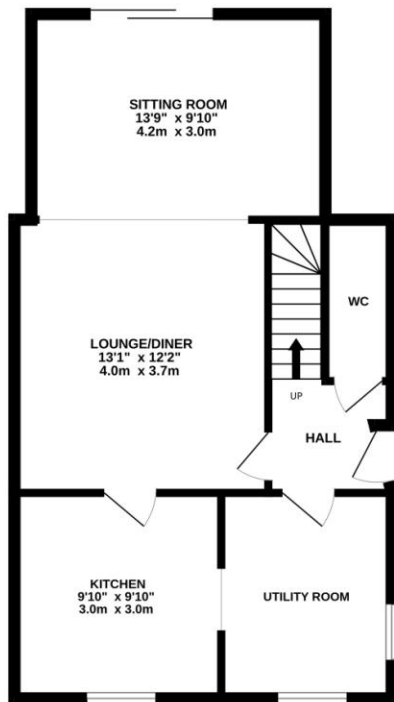
9' 9" x 8' (2.97m x 2.44m) uPVC double glazed window to front elevation, single panel radiator.

### BATHROOM

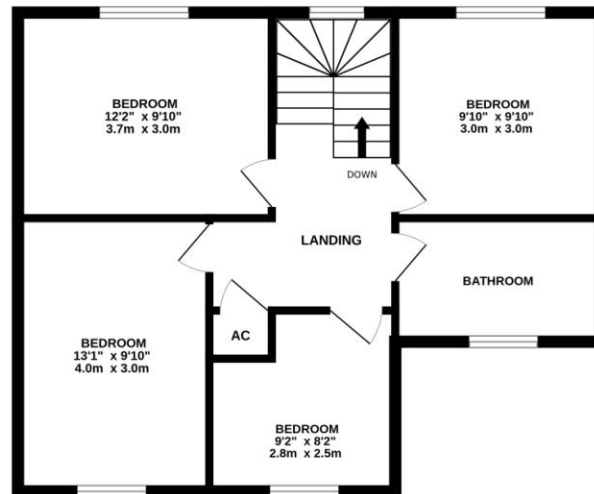
uPVC obscure double glazed window to front elevation, double panel radiator, re-fitted four piece suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit, panelled Jacuzzi bath with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, access to further loft space.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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## EXTERNALLY

### FRONT

Mainly laid to lawn, driveway to side providing off road parking for three vehicles leading to:

### CARPORT

Power and light connected, outside tap, gated access to side leading to:

### REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with shrub borders, timber shed, personnel door to:

### GARAGE

Up and over door, window to rear elevation, power and light connected.

**COUNCIL TAX BAND** Tax band C

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

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