



# Kennedy & Co.

1 Plovers Field, Sandy

SG19 2SH

EPC: C \* No Upward Chain! \*

Offers In Excess Of £325,000

- Excellent Four Bedroom Three Storey Town House
- Spacious 13ft x 12ft Lounge
- Generous 12ft x 12ft Kitchen/Diner
- Modern Cloakroom
- Re-Fitted Modern Shower Room
- Modern En-Suite To Master Bedroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking For 2 Cars



A superb opportunity to purchase this versatile FOUR bedroom three storey modern town house, benefitting from no upward chain, spacious lounge, en-suite and garage, ideally situated in a sought after cul-de-sac location within Sandy.

This property briefly boasts a spacious 13ft x 12ft lounge, generous 12ft x 12ft kitchen/diner, modern cloakroom, re-fitted modern family shower room, master bedroom with modern en-suite shower room, and three further bedrooms.

The property also benefits from no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home offers a mono-block paved driveway to side providing off road parking for 2 cars, single garage with power and light connected, and a fully enclosed rear garden.



This home must be viewed early to avoid disappointment.

### PARTICULARS

Composite entrance door to:

#### LOUNGE

13' 1" x 12' 9" (3.99m x 3.89m) uPVC double glazed window to front elevation, double panel radiator, and single panel radiator, laminated wood effect flooring, stairs rising to first floor, communicating doors to:

#### CLOAKROOM

Single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, laminated wood effect flooring, fully tiled to half height to all elevations, extractor fan.



#### KITCHEN/DINER

12' 10" x 12' 9" (3.91m x 3.89m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, double panel radiator, fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating built in oven (not currently working), built in gas hob over, space for fridge/freezer, built in dishwasher and built in washing machine both with matching doors, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, ideal space for table and chairs, built in under stairs storage cupboard.

#### FIRST FLOOR

#### LANDING

Single panel radiator, stairs rising to second floor, communicating doors to:



## BEDROOM TWO

12' 10" x 10' (3.91m x 3.05m) uPVC double glazed window to front elevation and uPVC double glazed French doors to front elevation with Juliet balcony, double panel radiator and single panel radiator.

## BEDROOM THREE

10' 9" x 9' 8" (3.28m x 2.95m) Two uPVC double glazed windows to rear elevation, double panel radiator, built in double wardrobe and built in under stairs storage cupboard.

## SECOND FLOOR

### LANDING

Access to loft space, built in airing cupboard housing 'Mega-Flo' hot water system, communicating doors to:

## MASTER BEDROOM

10' 10" x 10' 2" (3.3m x 3.1m) Two uPVC double glazed windows to front elevation, single panel radiator, two built in double wardrobes, laminated wood effect flooring, door to:

### ENSUITE

Single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, laminated wood effect flooring, extractor fan.

## BEDROOM FOUR

9' 8" x 5' 10" (2.95m x 1.78m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring.

### SHOWER ROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, modern re-fitted three piece suite

comprising low level W.C, wash hand basin with mixer tap over, large walk-in fully tiled shower area with fitted shower over, tiled to all splash areas, laminated wood effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Easy maintenance paved front garden area with pathway to entrance door, mono-block paved driveway to side providing off road parking for two vehicles leading to:

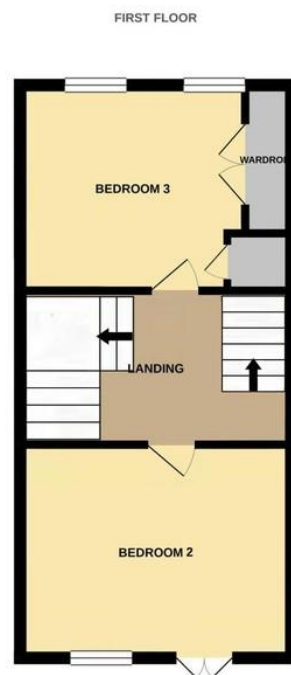
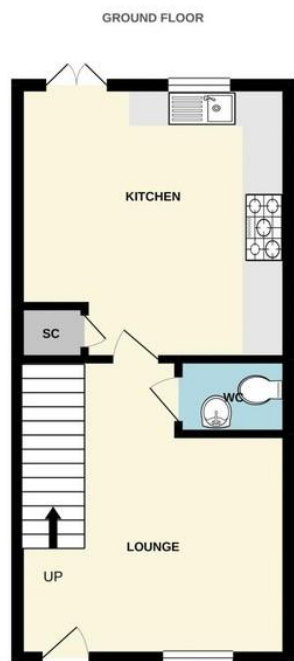
### GARAGE

Up and over door (in need of repair or replacement), power and light connected, personnel door to:

### REAR GARDEN

Fully enclosed rear garden, outside tap, in need of landscaping or re-seeding.





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.

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

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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.