



Kennedy & Co.

The Harriers, Sandy

SG19 2TF

EPC: C

£349,950

- Much Improved Three Bedroom Semi-Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 13ft Lounge
- Excellent 15ft Re-Fitted Modern Open Plan Kitchen/Diner
- Separate Utility Room
- Modern Family Bathroom
- Enclosed Well Maintained Rear Garden
- Driveway Providing Off Road Parking With E.V Charging Point



A wonderful opportunity to purchase this much improved and very well presented three bedroom semi-detached modern home, which benefits from a re-fitted open plan modern kitchen/diner and generous 13ft lounge, plus driveway with E.V charging point and well maintained garden, ideally situated within a very sought after cul-de-sac location in Sandy.

This superb property briefly boasts an entrance hall with re-fitted modern cloakroom, spacious 13ft lounge, superb 15ft open plan re-fitted modern kitchen/diner, separate utility room, modern family bathroom and three bedrooms.

Other benefits include uPVC double glazing throughout and gas to radiator central heating with replaced combi boiler.

Externally this excellent home benefits from



driveway providing off road parking with E.V charging point, front garden, and a fully enclosed well maintained rear garden.

Early viewings are strongly advised on this home to avoid disappointment.

PARTICULARS

Replaced composite entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, feature tiled flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, heated towel rail, re-fitted two piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, feature tiled flooring.



LOUNGE

13' 7" x 11' 10" (4.14m x 3.61m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard under stairs, laminated wood effect flooring, coving to ceiling, double doorway to:

KITCHEN/DINER

15' 2" x 8' 7" (4.62m x 2.62m) uPVC double glazed window to rear elevation and uPVC double glazed sliding patio doors to rear elevation, double panel radiator, re-fitted modern kitchen comprising one bowl composite sink/drainage unit with mixer tap over, granite effect work surfaces, range of fitted base units incorporating built in stainless steel oven, built in stainless steel 4 burner gas hob over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, part tiled flooring and part laminated wood effect flooring, ideal space for table and chairs, door to:

UTILITY ROOM

7' 8" x 5' 5" (2.34m x 1.65m) Double glazed door to rear elevation, fitted utility room comprising fitted work surfaces and range of base units incorporating space for tumble dryer and space for fridge/freezer, further range of wall mounted units, sunken spotlighting, laminated wood effect flooring, extractor fan, personnel door to garage space.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

11' 1" x 8' 5" (3.38m x 2.57m) uPVC double glazed window to rear elevation, single panel radiator, range of built in wardrobes.

BEDROOM TWO

9' 6" x 8' 1" (2.9m x 2.46m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

7' 8" x 6' 5" (2.34m x 1.96m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted modern three piece white suite comprising low level W.C, wash hand basin, panelled bath with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Mainly laid to slate shingle with outside tap, paved pathway to entrance door, driveway providing off road parking with E.V charging point.

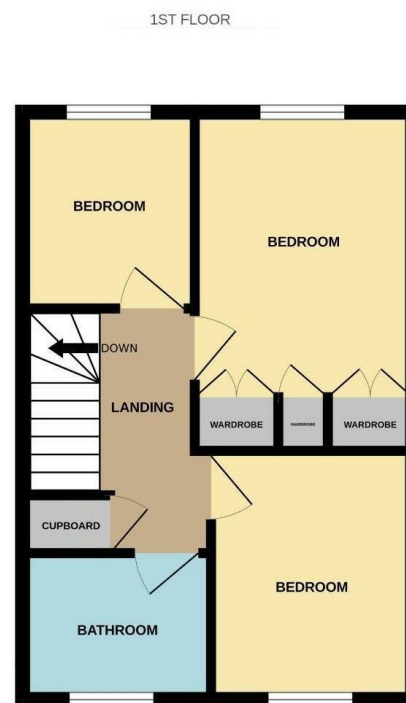
REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, further paved patio seating area with timber pergola over, timber shed.

GARAGE SPACE

Electric roller door, power and light connected, ideal for storage.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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