



Kennedy & Co.

Filland Court, Sandy

SG19 1HW

EPC: C

£395,000

- Highly Sought After Four Bedroom Semi-Detached Home
- Superb Generous 24ft Re-Fitted Modern Ktchen/Diner
- Spacious 14ft Lounge
- Ground Floor Shower Room
- Entrance Hall
- Re-Fitted Modern Family Bathroom
- Enclosed Rear Garden
- Driveway Providing Off Road Parking For 2 Vehicles



An excellent opportunity to purchase this very rarely available and highly sought after four bedroom semi-detached family home, well presented throughout benefitting from spacious accommodation, situated within a very desirable quiet cul-de-sac location overlooking a small green within easy walking distance of the town centre and train station.

This fantastic property briefly boasts an entrance hall with ground floor shower room, spacious 14ft lounge, fantastic 24ft open plan re-fitted modern kitchen/diner, spacious re-fitted modern first floor family bathroom and four bedrooms including two large doubles.

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

Externally this excellent home benefits from a mono-block paved driveway providing off road parking for two vehicles, garage space with power and light connected, and a fully enclosed well maintained rear garden.

PARTICULARS

Storm porch with quarry tiled flooring and composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, communicating doors to:

SHOWER ROOM

Chrome wall mounted heated towel rail, fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, extractor fan.

KITCHEN/DINER

24' x 8' 10" (7.32m x 2.69m) Dual aspect room, uPVC double glazed window to rear elevation, uPVC obscure double glazed door to side elevation, and further uPVC double glazed sliding patio doors to rear elevation, double panel radiator, re-fitted modern kitchen comprising one bowl composite sink/drain unit with mixer tap over, stone effect work surfaces, range of base units incorporating built in stainless steel oven and built in stainless steel microwave/combi oven, built in fridge/freezer, built in dishwasher and built in washing machine all with matching doors, further range of wall mounted units incorporating fitted glass extractor hood, laminated wood effect flooring, ideal space for table and chairs, double doorway to:

LOUNGE

14' 10" x 10' 10" (4.52m x 3.3m) uPVC double glazed window to front elevation, double panel radiator, door to entrance hall.

FIRST FLOOR

LANDING

Generous landing space, uPVC double glazed window to side elevation, double panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

13' 10" x 10' (4.22m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

13' 8" x 9' 3" (4.17m x 2.82m) Two uPVC double glazed windows to front elevation, two single panel radiators, coving to ceiling.

BEDROOM THREE

10' 3" x 7' 2" (3.12m x 2.18m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

9' 1" x 7' 2" (2.77m x 2.18m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing gas combination boiler, coving to ceiling.

BATHROOM

Two uPVC obscure double glazed windows to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit with mixer tap over, panelled bath with mixer tap plus fitted shower over, splash panelling to all elevations, vinyl wood effect flooring.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for two vehicles with tree and shrub borders, gated access to side leading to:

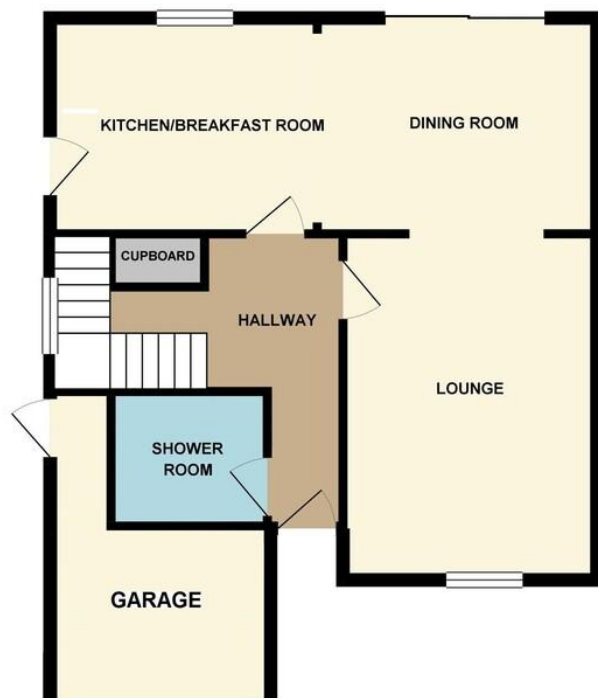
REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, personnel door to:

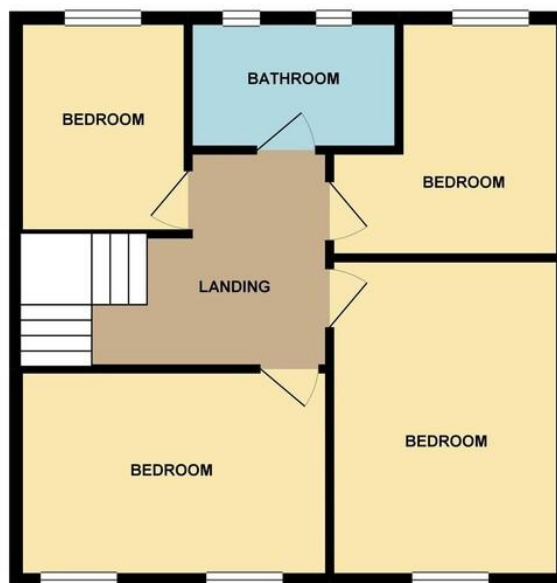
GARAGE SPACE

9' 6" x 8' 9" (2.9m x 2.67m) Remaining garage space ideal for storage, up and over door, power and light connected.





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 are 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.