



# Kennedy & Co.

Swansholme Gardens, Sandy

SG19 1HL

EPC: C

£345,000

- Much Improved Three Bedroom Semi-Detached Home
- Sought After Location Within Short Walk Of Town Centre
- Spacious 16ft Lounge
- Dining Room & Re-Fitted Open Plan Modern Kitchen
- Modern Family Bathroom
- Front Garden
- Driveway Providing Off Road Parking For 3 Vehicles
- Established Enclosed Rear Garden



A wonderful opportunity to purchase this much improved three bedroom semi-detached family home, which has undergone recent refurbishment and boasts a newly fitted kitchen, generous 16ft lounge and off road parking for three 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, dining room with open plan style re-fitted modern kitchen, modern family bathroom and three bedrooms.

Other benefits include all new floor coverings, new redecoration, uPVC double glazing throughout, and gas to radiator central heating with newly replaced combi boiler.



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

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**

Composite double glazed entrance door to:

#### **DINING ROOM**

13' x 8' (3.96m x 2.44m) uPVC double glazed French doors to rear elevation, double panel radiator, stairs rising to first floor, coving to ceiling, laminated wood effect flooring, door to lounge plus open plan design to:



#### **KITCHEN**

9' 9" x 7' 5" (2.97m x 2.26m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, re-fitted modern kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over, wood effect work surfaces, range of base units incorporating space and plumbing for washing machine, built in fridge with matching door, built in stainless steel oven with built in stainless steel four burner gas hob over, tiled to all splash areas, further range of wall mounted units incorporating extractor hood and newly replaced wall mounted gas combi boiler, large built in storage cupboard under stairs with space for fridge/freezer, vinyl wood effect flooring, coving to ceiling.

#### **LOUNGE**

16' x 11' 5" (4.88m x 3.48m) uPVC double glazed window to front elevation, double panel radiator, feature electric flame effect fireplace with marble hearth, coving to ceiling.

## FIRST FLOOR

### LANDING

Access to loft space, coving to ceiling, communicating doors to:

### MASTER BEDROOM

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

### BEDROOM TWO

9' 10" x 9' 2" (3m x 2.79m) uPVC double glazed window to rear elevation, single panel radiator, built in storage 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.

## BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, vinyl tiled effect flooring.

## EXTERNALLY

### FRONT

Front garden mainly laid to lawn with mature shrubs, block paved driveway to side providing off road parking for three vehicles, gated access to side leading to:

### REAR GARDEN

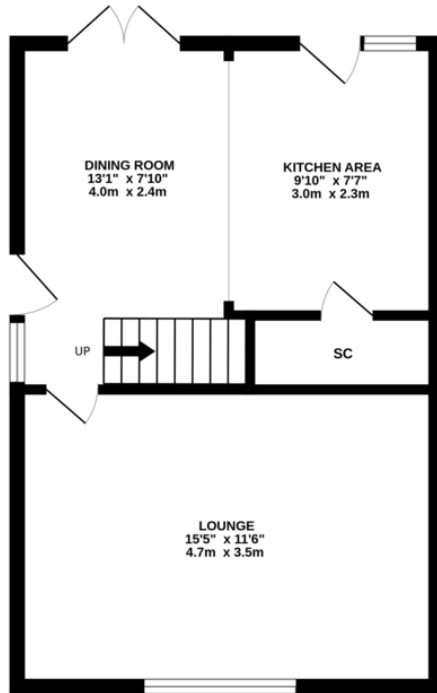
Fully enclosed established rear garden, patio area with outside tap, mainly laid to lawn with mature tree and shrub borders.

## GARAGE

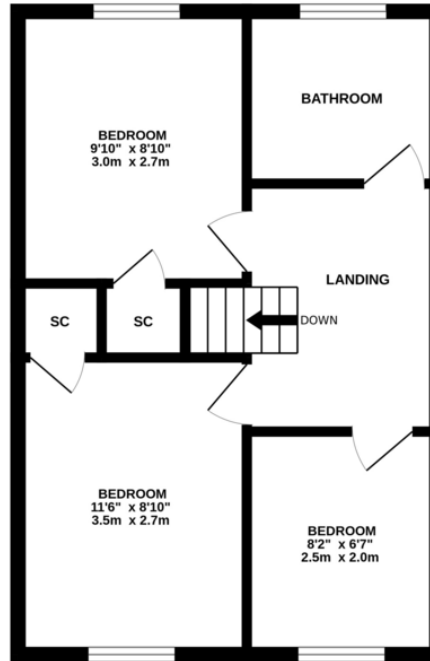
Up and over door, power and light connected.



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

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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