



# Kennedy & Co.

The Jays, Sandy

SG19 2UY

EPC: TBA

£279,950

- Very Well Presented Two Bedroom Modern Home
- Spacious 14ft Lounge
- Generous 13ft Re-Fitted Modern Kitchen/Diner
- Modern Family Bathroom
- Larger Than Average Enclosed Rear Garden
- Timber Summerhouse With Power & Light Connected
- Front Garden
- Off Road Parking For 2/3 Vehicles



An excellent opportunity to purchase a rarely available and very well presented two bedroom modern home, boasting spacious accommodation, parking for 3 cars and benefitting from a generous larger than average rear garden, situated in a sought after location nestled to the end of a quiet cul-de-sac.

This property briefly boasts an entrance hall, spacious 14ft lounge, re-fitted modern 13ft kitchen/diner, modern first floor bathroom and two bedrooms.

The property also benefits from uPVC double glazing throughout and gas to radiator central heating with replaced boiler.

Externally this superb home benefits from a front garden with driveway providing off road parking for 1/2 vehicles, plus further allocated off road parking for 1 vehicle, and a fully enclosed larger than average rear garden with timber summerhouse.

This ideal first time or investment buy must be viewed early to avoid disappointment.

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**

Storm porch with composite obscure double glazed leaded entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, laminated wood effect flooring, door to:

#### **LOUNGE**

14' 7" x 10' 6" (4.44m x 3.2m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, stairs rising to first floor, built in storage cupboard, coving to ceiling, door to:

#### **KITCHEN/DINER**

13' 4" x 8' 1" (4.06m x 2.46m) uPVC double glazed window to rear elevation plus uPVC double glazed French doors to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, wood effect work surfaces, range of soft-close base units incorporating built in stainless steel oven, built in four burner induction hob over, built in fridge/freezer with matching doors, space and

plumbing for washing machine, tiled to all splash areas, further range of soft-close wall mounted units incorporating fitted stainless steel extractor hood, built in stainless steel microwave oven, hidden wall mounted gas combi boiler, vinyl tiled effect flooring, ideal space for table and chairs.

## FIRST FLOOR

### LANDING

Access to large boarded loft space, built in storage cupboard, communicating doors to:

### MASTER BEDROOM

11' 4" x 11' 1" (3.45m x 3.38m) uPVC double glazed window to front elevation, single panel radiator, two built in double wardrobes.

### BEDROOM TWO

12' x 6' 8" (3.66m x 2.03m) uPVC double glazed window to rear elevation, single panel radiator.

### BATHROOM

uPVC double glazed obscure window to rear elevation, wall mounted chrome heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin set into cupboard unit with mixer tap over, panelled bath with mixer tap and fitted shower attachment over, tiled to all elevations, extractor fan, tiled flooring.

## EXTERNALLY

### FRONT

Paved pathway to entrance door, mainly laid to shingle with mono-block paved driveway providing off road parking for one/two vehicles.

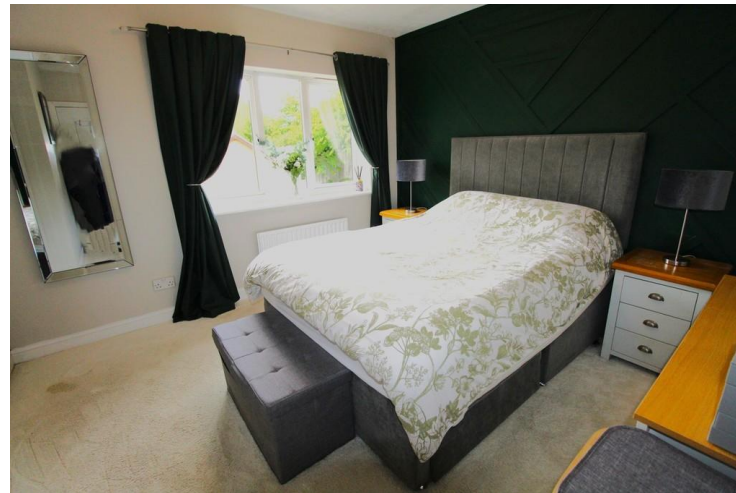
Further allocated off road parking space for one vehicle.

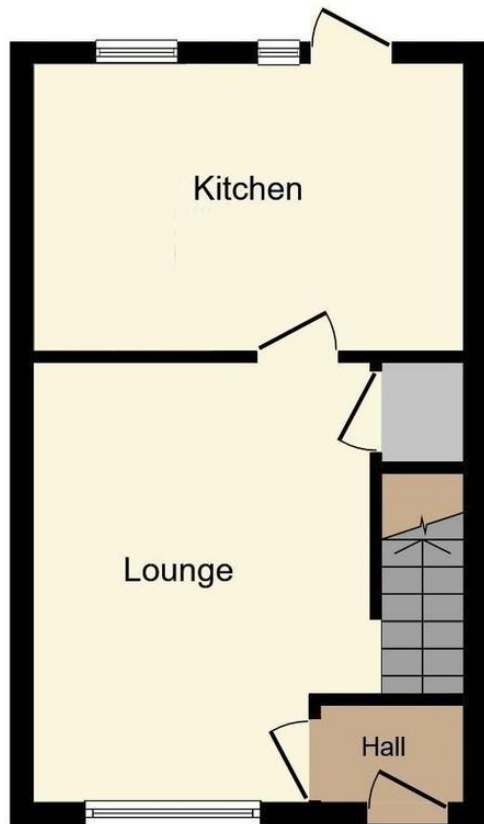
### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with mature tree and shrub borders, shingled area to rear with door to:

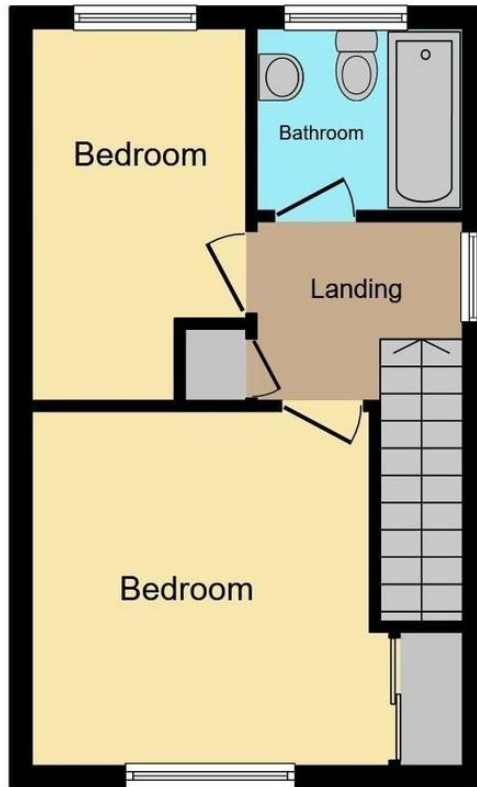
### TIMBER SUMMERHOUSE

9' 9" x 7' 6" (2.97m x 2.29m) Detached timber summer house, two windows to front elevation, power and light connected, ideal for storage, small home gym or working from home.





**Ground Floor**



**First Floor**

**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