



Kennedy & Co.

7 Mill Lane, Sandy

SG19 1NH

EPC: D

O.I.E.O £350,000

- Highly Sought After Quiet Location
- **No Upward Chain!**
- Three Bedroom Detached Home
- Spacious 22ft Lounge/Diner
- Re-Fitted Modern Kitchen
- Fitted Family Bathroom
- Established Enclosed Rear Garden
- Front Garden
- Driveway & Garage



A superb opportunity to purchase this excellent three bedroom detached family home, which benefits from no upward chain whilst being ideally nestled within a quiet highly sought after location in Sandy, boasting driveway and single garage with power and light connected.

This property has been priced sensibly as it would benefit from modernisation and improvement, and briefly boasts an entrance hall, very spacious 22ft lounge/diner, re-fitted modern kitchen, family bathroom and three bedrooms.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb home benefits from a front garden with driveway providing off road parking, established enclosed rear garden, and single garage with power and light connected.

Offered with no upward chain, 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.

uPVC double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to side elevation, vinyl tiled effect flooring, door to:

LOUNGE/DINER

22' x 11' 4" (6.71m x 3.45m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors to rear elevation, double panel radiator, feature electric fireplace, stairs rising to first floor, new carpet, coving to ceiling, door to:

KITCHEN

10' x 7' (3.05m x 2.13m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating space and plumbing for washing machine, space for cooker, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, wall mounted gas boiler, built in under stairs storage cupboard, vinyl wood effect flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, new carpet, communicating doors to:

MASTER BEDROOM

14' x 9' 1" (4.27m x 2.77m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

10' 1" x 8' 5" (3.07m x 2.57m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

9' 2" x 7' 9" (2.79m x 2.36m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, tiled flooring.

EXTERNALLY

FRONT

Mainly laid to lawn, driveway providing off road parking for one vehicle, gated access to side leading to:

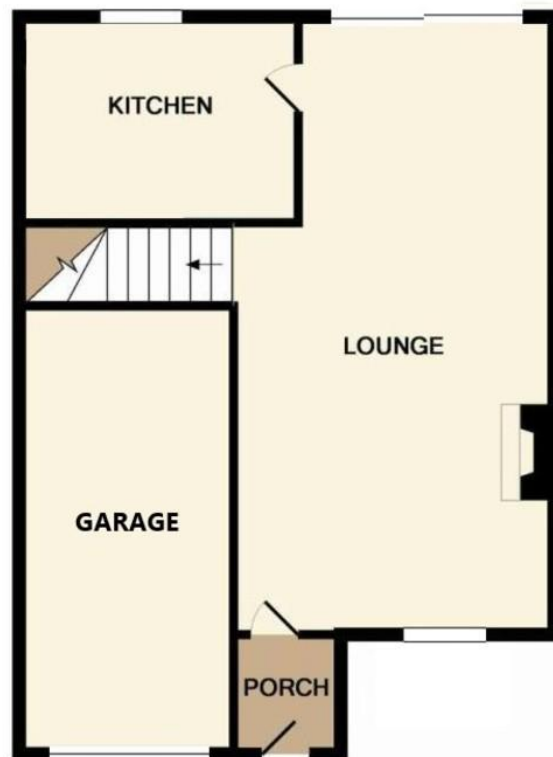
REAR GARDEN

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

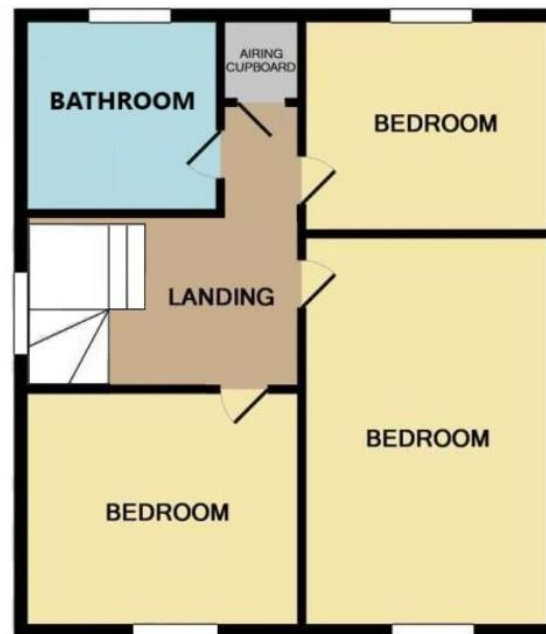
GARAGE

Up and over door, power and light connected.





GROUND FLOOR



1ST FLOOR

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 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