



# Kennedy & Co.

Balmoral Close, Sandy

SG19 1TL

EPC: D

O.I.E.O £300,000

- Two Large Double Bedroom
- Entrance Lobby and Entrance Hall
- Re-Fitted Modern Kitchen/Breakfast Room
- Spacious 17ft x 12ft Lounge
- Utility Room
- Re-Fitted Modern Family Bathroom
- Driveway Providing Off Road Parking For 2/3 Vehicles
- Superb Detached Garden Room/Home Office



A wonderful opportunity to purchase this immaculately presented, much improved and very spacious two large double bedroom semi-detached home, boasting a spacious 17ft x 12ft lounge and excellent garden room/home office, benefitting from established gardens and driveway for 2/3 vehicles, situated in a quiet cul-de-sac location.

The property briefly boasts an entrance lobby and entrance hallway, spacious 17ft x 12ft lounge, re-fitted modern kitchen/breakfast room, utility room, re-fitted modern bathroom and two large double bedrooms.

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

Externally this superb home benefits from a generous front garden, generous driveway providing off road parking for 2-3 vehicles, established well maintained rear garden and a superb detached insulated garden room/home office with power, light and ethernet 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 obscure double glazed entrance door to:

#### **ENTRANCE LOBBY**

Single panel radiator, Karndean wood effect flooring, communicating doors to:

#### **UTILITY ROOM**

6' x 5' (1.83m x 1.52m) uPVC double glazed window to side elevation, space and plumbing for washing machine, wall mounted gas combination boiler with 7 year warranty remaining, Karndean wood effect flooring, access to loft space.

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, Karndean wood effect flooring, built in storage cupboard, sunken spotlighting, communicating doors to:

## **KITCHEN/BREAKFAST ROOM**

11' 1" x 10' 4" (3.38m x 3.15m) Dual aspect room, uPVC double glazed windows to both front and side elevations with fitted shutter blinds, single panel radiator, re-fitted modern kitchen comprising one bowl ceramic sink/drain unit with mixer tap over, fitted work surfaces, range of base units incorporating built in dishwasher with matching door, space for fridge/freezer, space for 1000mm cooker range, built in breakfast bar, range of wall mounted units incorporating built in 1000mm stainless steel extractor hood, sunken spotlighting, Karndean wood effect flooring.

## **LOUNGE**

17' 4" x 12' 7" (5.28m x 3.84m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed French doors to rear elevation both with fitted shutter blinds, two single panel radiators, feature gas living flame fireplace with metal

surround, sunken spotlighting.

## **FIRST FLOOR**

### **LANDING**

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

### **BEDROOM ONE**

14' 6" x 10' 3" (4.42m x 3.12m) uPVC double glazed window to rear elevation with fitted shutter blind, single panel radiator, built in double wardrobes.

### **BEDROOM TWO**

13' x 11' 3" (3.96m x 3.43m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator.

## **BATHROOM**

uPVC obscure double glazed window to front elevation, chrome heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin, feature roll top bath with fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting.

## **EXTERNALLY**

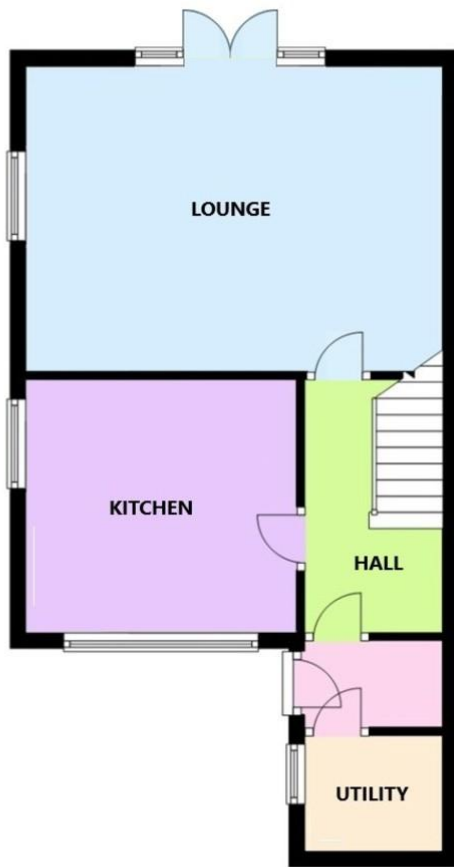
### **FRONT**

Mainly laid to lawn with mature tree and shrub beds, paved pathway to entrance door with outside tap, driveway to side providing off road parking for 2-3 vehicles with gated access to:

### **REAR GARDEN**

Established well maintained rear garden, initial paved patio area, mainly laid to lawn with raised tree and shrub beds, personnel door to:





**GROUND FLOOR**



**FIRST FLOOR**

**GARDEN ROOM/HOME OFFICE**

10' 5" x 8' 7" (3.18m x 2.62m) Superb detached garden room/home office with 5 year guarantee remaining, external veranda seating area with lighting, uPVC double glazed windows to front and rear elevations, fully insulated, power and light connected, ethernet connected, laminated wood effect flooring, sunken spotlighting, ideal for working from home.

**AGENTS NOTE**

This property is currently owned under a shared ownership scheme. Our vendor and the housing association are looking to sell the property outright to a new owner, who will then own 100% of the property freehold.

**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