





Kennedy & Co.

22 Leeds Smith Drive, Sandy

SG19 1LU

EPC: C

£349,950

- Spacious & Extended Three DOUBLE Bedroom Semi-Detached Home
- No Upward Chain!
- Very Generous 28ft Lounge/Diner
- Spacious 15ft Re-Fitted Modern Kitchen/Breakfast Room
- Study/Bedroom Four
- Re-Fitted FOUR Piece Family Bathroom
- Driveway Providing Off Road Parking For 1 or 2 Small Cars
- Enclosed Landscaped Rear Garden







A superb opportunity to purchase this immaculately presented, spacious and extended three double bedroom semi-detached home, offered with no upward chain and boasting very spacious accommodation including a 28ft lounge/diner, situated in a sought after quiet area of Sandy within a convenient short walk of the town centre.

This fantastic home briefly boasts an entrance hall, very generous 28ft lounge/diner, separate study/bedroom four, spacious 15ft re-fitted modern kitchen/breakfast room, re-fitted four piece first floor bathroom and three double bedrooms.

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

Externally the property benefits from a driveway providing off road parking for one or two small cars, and a very well maintained landscaped rear garden.

Offered with no chain, early viewings on this excellent home are highly recommended.

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 HALL

Double panel radiator, stairs rising to first floor, sunken spotlighting, communicating doors to:

STUDY/BEDROOM FOUR

10' 8" x 7' 8" (3.25m x 2.34m) uPVC double glazed window to front elevation, single panel radiator.

LOUNGE/DINER

28' 4" x 10' 8" (8.64m x 3.25m) Dual aspect room, uPVC double glazed window to front elevation plus uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, feature cast iron wood burner with stone hearth and oak mantel, laminated wood effect flooring, coving to ceiling, sunken spotlighting, door to:

KITCHEN/BREAKFAST ROOM

15' x 11' (4.57m x 3.35m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed door to side elevation, re-fitted modern kitchen comprising one and a half bowl composite sink/drainer unit with mixer tap

over, wood effect work surfaces, range of built in base units incorporating built in oven with built in four burner electric hob over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, sunken spotlighting, built in storage cupboard, hidden wall mounted gas boiler.

FIRST FLOOR

LANDING
Access to loft space, sunken spotlighting, communicating doors to:

MASTER BEDROOM
10' 9" x 9' 8" (3.28m x 2.95m) uPVC double glazed window to front elevation, single panel radiator, built in storage recess over stairs.

BEDROOM TWO
10' 4" x 10' 3" (3.15m x 3.12m) uPVC double glazed window to rear elevation, double panel radiator, built in double wardrobe.

BEDROOM THREE
10' 9" x 7' 9" (3.28m x 2.36m) uPVC double glazed window to front elevation, single panel radiator, built in storage recess over stairs.

BATHROOM
uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted four piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, fully tiled shower cubicle with fitted shower over, tiled to half height to all elevations, vinyl wood effect flooring, sunken spotlighting, extractor fan.

EXTERNALLY

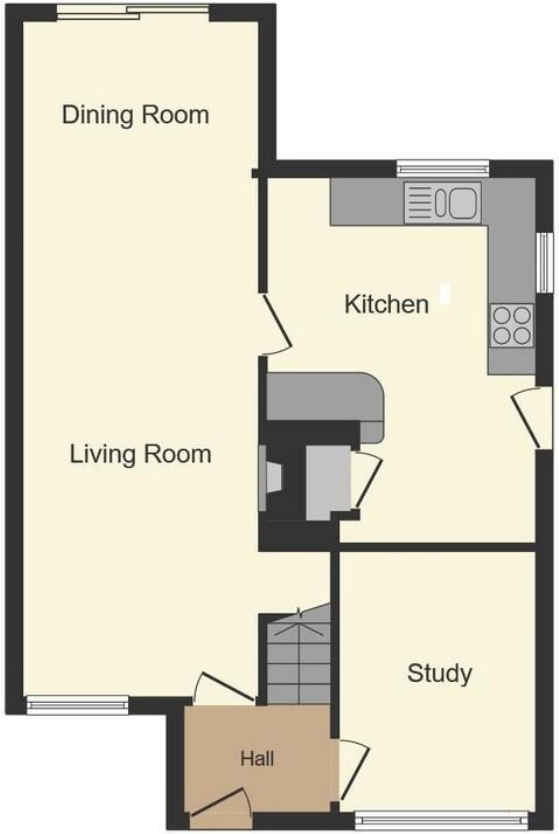
FRONT
Retained by dwarf brick wall, mono-block paved driveway providing off road parking for one or two small cars, gated access to side leading to:

REAR GARDEN
Fully enclosed landscaped rear garden, initial paved patio area with outside tap and outside power points, raised laid to lawn area with established tree and shrub borders and beds, timber shed.

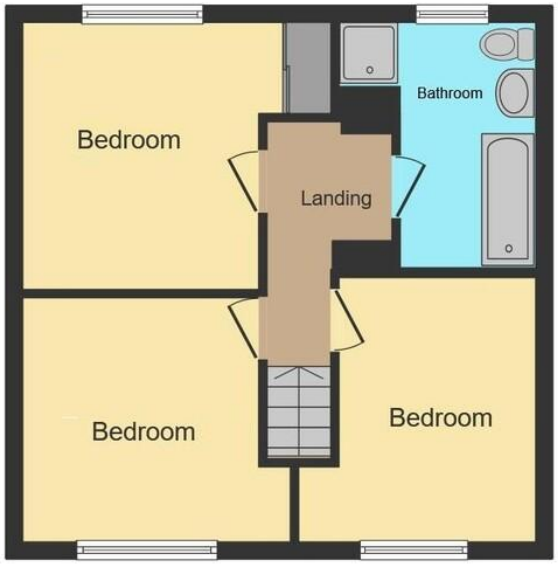








Ground Floor



First Floor

COUNCIL TAX BAND
Tax band D

TENURE
Freehold

LOCAL AUTHORITY
Central Bedfordshire Council

OFFICE
17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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