



Kennedy & Co.

Swansholme Gardens, Sandy

SG19 1HL

EPC: TBA

£345,000

- Extended Three Bedroom Semi-Detached Home
- Entrance Hall & Inner Hall
- Re-Fitted Modern Cloakroom
- Generous 16ft Re-Fitted Modern Kitchen/Diner
- Spacious 14ft x 13ft Lounge
- Re-Fitted Modern First Floor Bathroom
- Generous Enclosed Rear Garden
- Driveway For Up To 4 Vehicles With E.V Charger



A fantastic opportunity to purchase this well presented, improved and slightly extended three bedroom semi-detached home, benefitting from a generous 16ft kitchen/diner, cloakroom and larger than average enclosed rear garden, situated in a highly desirable and sought after area of Sandy within easy walking distance of the town centre.

This property briefly boasts an entrance hall with re-fitted modern cloakroom, spacious 14ft x 13ft lounge, generous 16ft re-fitted modern kitchen/diner, re-fitted first floor family bathroom and three bedrooms with 14ft master.

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

Externally this superb property offers a large driveway providing off road parking for up to four vehicles with EV charging point, single garage with power and light connected, and a fully enclosed larger than average rear garden.

This excellent home 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

Composite obscure double glazed leaded entrance door to:

ENTRANCE HALL

Single panel radiator, vinyl wood effect flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted two piece white suite comprising low level W.C, wash hand basin with mixer tap over, continued vinyl wood effect flooring, coving to ceiling.

INNER HALL

Single panel radiator, stairs rising to first floor, communicating doors to:

LOUNGE

14' 10" x 13' (4.52m x 3.96m) uPVC double glazed window to front elevation, double panel radiator, living flame gas fireplace with brick surround, laminated wood effect flooring, coving to ceiling, double doors to:

KITCHEN/DINER

16' 1" x 9' 1" (4.9m x 2.77m) Dual aspect room, uPVC double glazed window to rear elevation, uPVC double glazed French doors to rear elevation and uPVC double glazed door to side elevation, single panel radiator, re-fitted modern kitchen comprising one and a half bowl ceramic sink drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, built in dishwasher with matching door, built in stainless steel oven, built in four burner induction hob over, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, new hidden wall mounted boiler, ideal area for table and chairs, built in under stairs storage cupboard, kitchen laid to tiled flooring and dining area laid to laminated wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

14' x 9' 5" (4.27m x 2.87m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

9' 2" x 6' 4" (2.79m x 1.93m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs, coving to ceiling.

BATHROOM

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

EXTERNALLY

FRONT

Generous driveway to front and side providing off road parking for up to four vehicles with EV Charger, gated access to side leading to:

REAR GARDEN

Fully enclosed generous rear garden, initial Indian sandstone paved patio area with outside tap, mainly laid to lawn with further paved patio area to rear of garage, personnel door to:

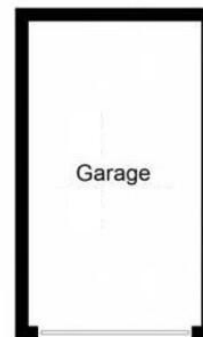




Ground Floor



First Floor



GARAGE

Up and over door, power and light connected.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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.