





Kennedy & Co.

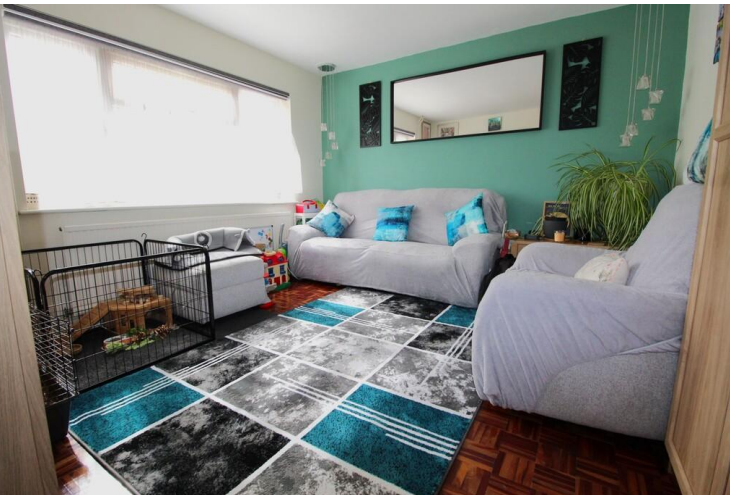
73 Western Way, Sandy

SG19 1DU

EPC: C

£315,000

- Spacious Three Bedroom Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Generous 17ft Re-Fitted Modern Kitchen/Diner
- Sitting Room
- Conservatory
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Garage With Power & Light Connected
- Driveway For 2 Cars







An excellent opportunity to purchase this superb three bedroom home, which has been recently improved with an upgraded kitchen/diner, boasting generous accommodation and off road parking for 2 cars with connection for an E.V charger, situated in a quiet no through road location within Sandy.

This spacious home briefly boasts an entrance hallway with re-fitted modern cloakroom, generous 17ft re-fitted modern kitchen/diner, sitting room, conservatory, re-fitted family bathroom and three good sized bedrooms.

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

Externally this home benefits from a shingled driveway providing off road parking for two vehicles with connection for an E.V charger, single garage with power and light connected, and a well maintained easy maintenance rear garden.

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

uPVC obscure double glazed entrance door to:

ENTRANCE LOBBY

uPVC obscure double glazed window to side elevation and uPVC double glazed door to:

INNER HALL

Feature strip panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, further built in storage cupboard, coving to ceiling, sunken spotlighting, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, heated towel rail, re-fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, sunken spotlighting.

LOUNGE

12' 5" x 11' 3" (3.78m x 3.43m) uPVC double glazed window to front elevation, single panel radiator, parquet wooden flooring.

KITCHEN/DINER

17' 4" x 8' 9" (5.28m x 2.67m) uPVC double glazed window to rear elevation, feature strip panel radiator, re-fitted modern kitchen comprising one and a half bowl composite sink/drainer unit with mixer tap over, wood effect work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob, built in fridge/freezer, built in washing machine, and built in dishwasher all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, ideal space for table and chairs, laminated wood effect flooring, sunken spotlighting, uPVC double glazed sliding patio doors to:

CONSERVATORY

uPVC conservatory with power points, vinyl wood effect flooring.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing gas combi boiler, sunken spotlighting, coving to ceiling, communicating doors to:

MASTER BEDROOM

10' 7" x 10' 6" (3.23m x 3.2m) uPVC double glazed window to front elevation, double panel radiator, built in wardrobes with sliding doors, coving to ceiling.

BEDROOM TWO

13' 7" x 9' 9" (4.14m x 2.97m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

10' 8" x 7' 6" (3.25m x 2.29m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, half sized panelled bath with mixer tap and fitted shower over, tiled to all elevations, sunken spotlighting, vinyl tiled effect flooring.

EXTERNALLY

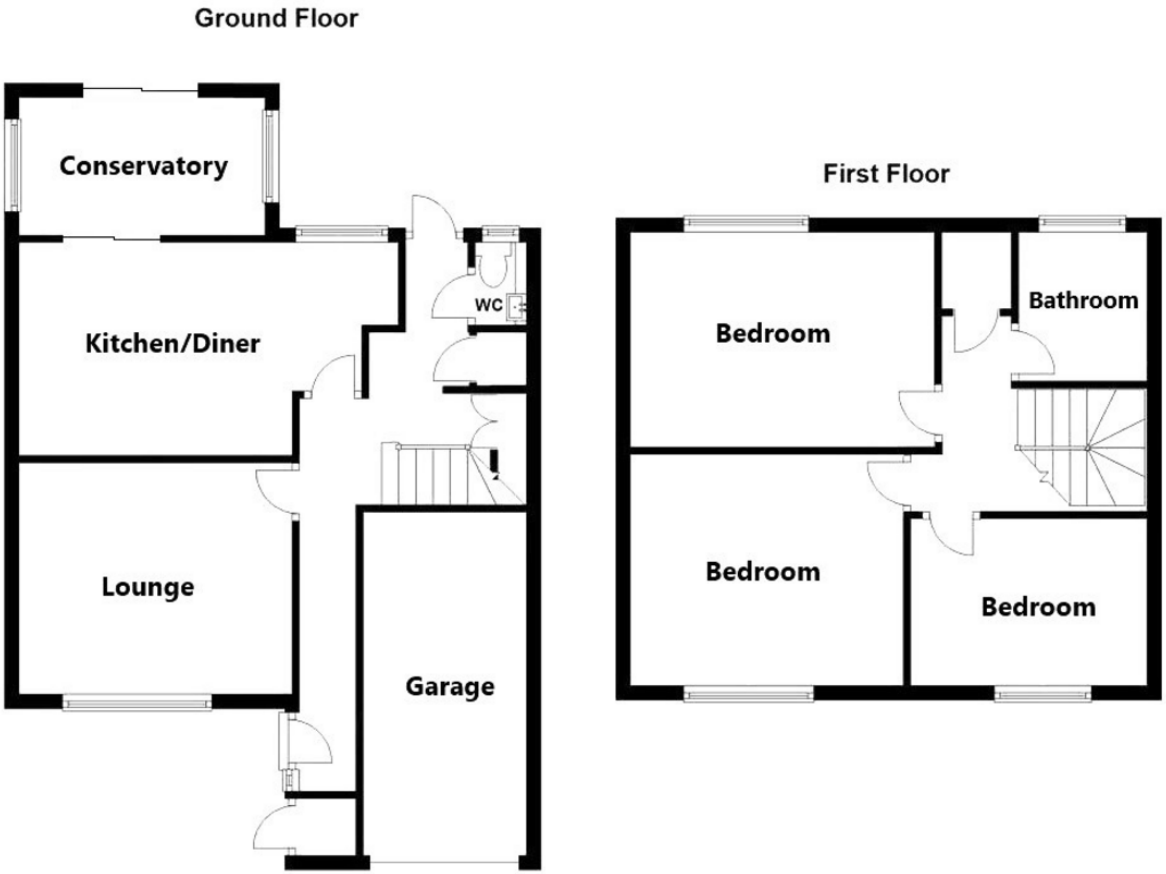
FRONT

Shingled driveway providing off road parking for two vehicles with connection in place for an E.V charger, paved pathway to entrance door, external storage cupboard.









REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly laid to paving and shingle with tree and shrub beds, timber shed and metal store, gated access to rear.

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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17 Market Square
Sandy
Bedfordshire
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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