



Rear Elevation



# Kennedy & Co.

138 London Road, Sandy

SG19 1DN

EPC: D

£349,950

- Three DOUBLE Bedrooms
- Detached Bungalow
- Entrance Hall With Cloakroom
- Spacious 15ft Lounge
- Driveway Providing Off Road Parking
- Generous 16ft x 15ft Re-Fitted Modern Kitchen/Diner
- Family Shower Room
- Enclosed Front Garden
- Enclosed Rear Garden
- Garage With EV Charger



An excellent opportunity to purchase this three DOUBLE bedroom spacious detached bungalow, benefitting from generous living accommodation and garage with EV charging point, situated to the end of St Neots Road, Sandy within close proximity of the A1m providing superb commuter links.

This superb property briefly boasts an entrance hall with cloakroom, spacious 15ft lounge, generous 16ft x 15ft open plan re-fitted modern kitchen/diner, family shower room and three double bedrooms all with built in wardrobes.

Other benefits include uPVC double glazing, gas to radiator central heating with replaced boiler, a full re-wire throughout and electric vehicle charging point.



Externally this bungalow offers a driveway providing off road parking, single garage with power and light connected, generous enclosed front garden and further enclosed rear garden with timber summerhouse.

Early viewings are strongly advised.

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, feature parquet wooden flooring, coving to ceiling, sunken spotlighting, communicating doors to:

#### **CLOAKROOM**

Obscure window to front elevation, single panel radiator, fitted two piece suite comprising low level



W.C and wash hand basin with mixer tap over, wall mounted gas boiler, laminated wood effect flooring.

#### **LOUNGE**

15' 10" x 11' 10" (4.83m x 3.61m) Dual aspect room, uPVC double glazed windows to both front and side elevations, single panel radiator, feature electric flame effect remote controlled fire, laminated wood effect flooring, coving to ceiling.

#### **KITCHEN/DINER**

16' 6" x 15' 7" (5.03m x 4.75m) Dual aspect room, uPVC double glazed window to side elevation and uPVC double glazed sliding patio doors to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and a half bowl composite sink/drain unit with mixer tap over, granite effect work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, space for 900mm cooker

ranger, space for American style fridge/freezer, further range of wall mounted units incorporating 900mm stainless steel glass curved extractor hood, sunken spotlighting, tiled flooring, ideal area for table and chairs, coving to ceiling.

### **INNER HALL**

Accessed from entrance hall, continued parquet wooden flooring, access to loft space, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

### **MASTER BEDROOM**

11' 7" x 9' 4" (3.53m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, coving to ceiling.

### **BEDROOM TWO**

13' 4" x 7' 5" (4.06m x 2.26m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored sliding wardrobes, coving to ceiling.

### **BEDROOM THREE**

10' 10" x 8' 2" (3.3m x 2.49m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

### **SHOWER ROOM**

uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower area with fitted shower over, tiled to all elevations, extractor fan, sunken spotlighting, vinyl flooring.

### **EXTERNALLY**

#### **FRONT**

Enclosed front garden retained by mature hedgerow, mainly laid to lawn, gated pathway to entrance door, gated access to side leading to:

#### **REAR GARDEN**

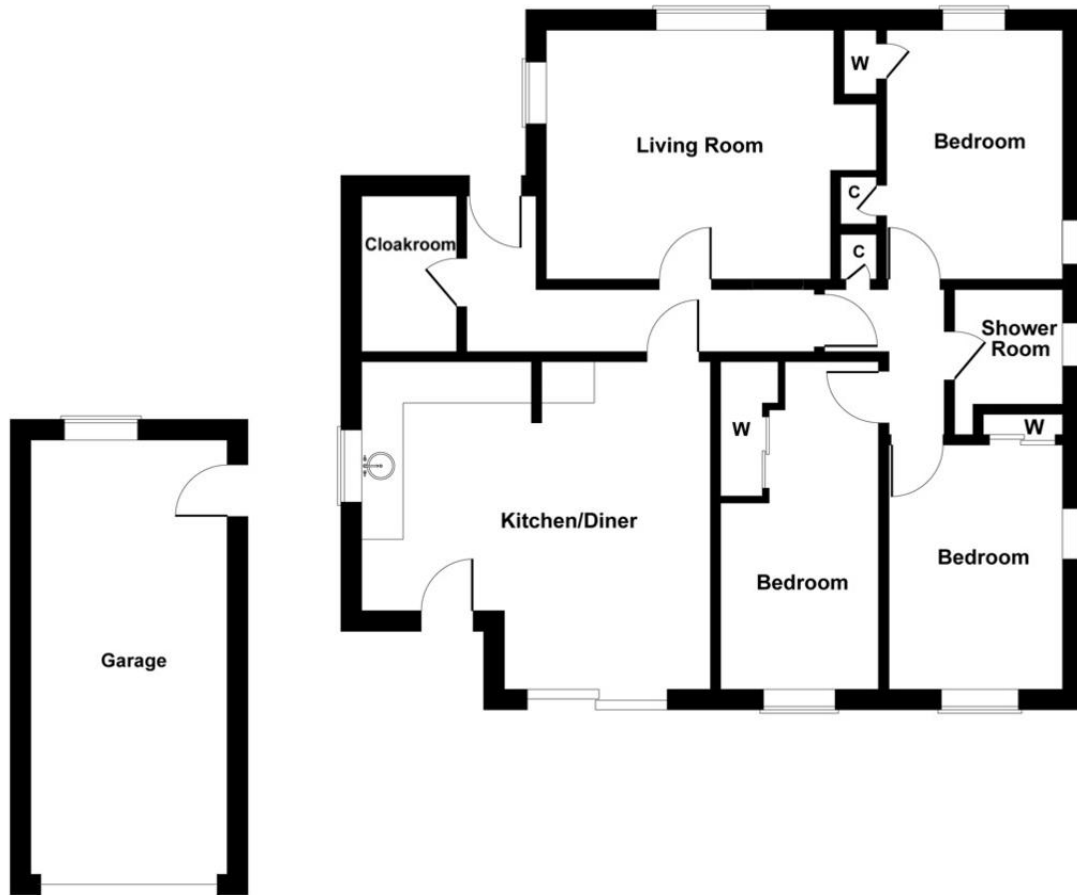
Fully enclosed very private rear garden, initial paved patio area with outside power points and outside tap to side, mainly laid to lawn with established tree and shrub borders, timber summerhouse, gated access to driveway plus personnel door to:

#### **GARAGE**

Electric roller door, window to rear elevation, power and light connected, electric vehicle charging point.

Driveway providing off road parking for one vehicle in front.





**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

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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