



# Kennedy & Co.

Pyms Way, Sandy

SG19 1BZ

EPC: C

£315,000

- Spacious Three Bedroom Semi-Detached Home
- **No Upward Chain!**
- Generous 16ft Lounge
- Separate 14ft Dining Room
- Single Garage
- Fitted Kitchen
- Re-Fitted Family Bathroom
- Larger Than Average Plot
- Generous Front, Side and Rear Gardens
- Parking For 3-4 Vehicles



**A wonderful opportunity to purchase this spacious three bedroom semi-detached family home, boasting a spacious 16ft lounge, 14ft dining room and fitted kitchen, occupying a larger than average corner plot with off road parking for four cars and a garage, ideally nestled away from the road within a quiet sought after no through road within Sandy.**

**The property briefly boasts an entrance hallway, spacious 16ft lounge, fitted kitchen, separate 14ft dining room, re-fitted family bathroom and three bedrooms.**

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

**Externally this superb home benefits from a generous corner plot including larger than average front garden, plus large enclosed side and rear**



**gardens, single garage en-bloc with parking in front for one vehicle and further shingled off road parking for three vehicles.**

**Offered with no chain, early viewings are strongly encouraged.**

#### **PARTICULARS**

uPVC double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, communicating doors to kitchen and to:

#### **LOUNGE**

16' 8" x 10' 8" (5.08m x 3.25m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling, door to:



#### **DINING ROOM**

14' 5" x 8' 1" (4.39m x 2.46m) uPVC double glazed French doors to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, built in under stairs storage cupboard, door to:

#### **KITCHEN**

9' 8" x 8' (2.95m x 2.44m) Dual aspect room, uPVC double glazed window to side elevation, and uPVC double glazed door to rear elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in double oven, built in four burner gas hob, space for fridge/freezer, space and plumbing for washing machine and space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, vinyl tiled effect flooring, sunken spotlighting, built in storage recess, coving to ceiling.

## FIRST FLOOR

### LANDING

Access to loft space, coving to ceiling, communicating doors to:

### MASTER BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder and replaced gas boiler, further range of built in wardrobes and drawer unit, coving to ceiling.

### BEDROOM TWO

10' 9" x 9' (3.28m x 2.74m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, coving to ceiling.

### BEDROOM THREE

7' 7" x 7' 5" (2.31m x 2.26m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, vinyl flooring, coving to ceiling, extractor fan.

### EXTERNALLY

#### FRONT

Generous front garden, mainly laid to lawn, mature tree and shrub borders, pathway to entrance door, gated access to side leading to:

### REAR GARDEN

Larger than average rear garden, extensive paved patio area with outside tap, mainly laid to lawn with raised tree and shrub beds, shingled area to side with timber shed, gated access to rear leading to:

### PARKING AREA

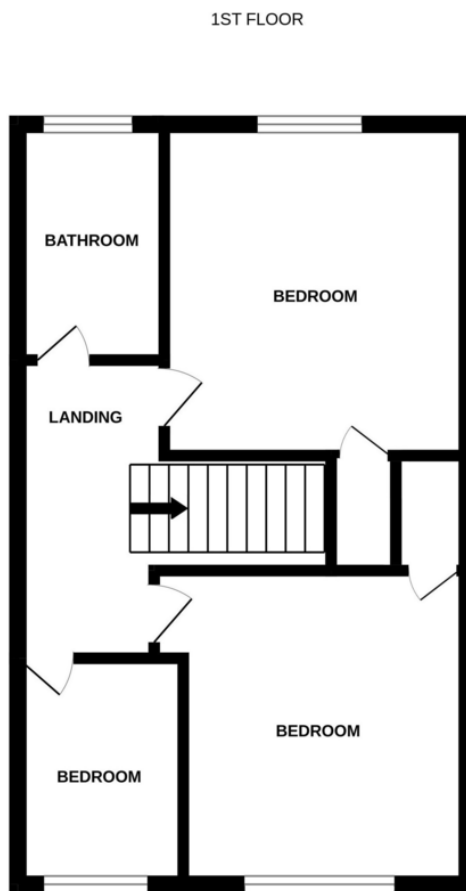
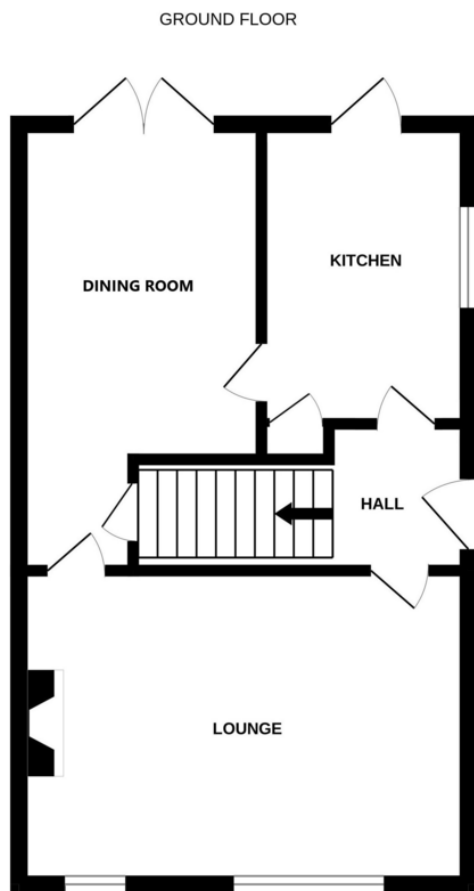
Shingled parking area providing off road parking for 2/3 vehicles, or vehicle storage ideal for small boat, trailer or motorcycles etc.

### GARAGE

Single garage en-bloc, up and over door.

Off road parking in front for one vehicle.





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**OFFICE**

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** sandy@kennedyestateagents.uk

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