



Kennedy & Co.

11 Pyms Way, Sandy

SG19 1BX

EPC: C

£345,000

- Extended 3 Bed Semi-detached Family Home
- Re-fitted Modern Kitchen
- 21ft Spacious Sitting Room
- Separate Dining Room overlooking Garden
- Downstairs Cloakroom
- Enclosed Rear Garden
- Family Bathroom
- Single Garage with Electric Roller Shutter Door



Located in a quiet no through road within Sandy this well presented Extended 3 Bed Semi-Detached Home is a great option, offering a 21ft Sitting Room, a Separate Dining Room overlooking the private Garden, a Modern Re-fitted Kitchen with Built-in Appliances and a Downstairs Cloakroom. 3 Bedrooms to the first floor along with a Family Bathroom. An Integral Single Garage to the front along with a Driveway currently for 2 Vehicles.

The property briefly boasts, entrance porch, a modern re-fitted kitchen with built-in appliances, 2 separate reception rooms, modern downstairs cloakroom, 3 bedrooms with a family bathroom to the first floor.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with Combi Boiler.

Externally you will find a front and good size private rear garden, single integral garage and driveway for 2 vehicles.

Early viewings 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

ENTRANCE PORCH

Composite Door to front aspect, uPVC double glazed window to side, vinyl flooring, door to Garage, door to Sitting Room.

SITTING ROOM

21' 7" x 11' 5" (6.58m x 3.48m) uPVC double glazed window to front aspect, open fire with stone hearth, parquet flooring, radiator.

DINING ROOM

9' 5" x 11' 2" (2.87m x 3.4m) uPVC double glazed Bay window to rear, parquet flooring, uPVC double glazed window to side, radiator.

KITCHEN

10' 6" x 8' 1" (3.2m x 2.46m) Re-fitted modern black and white kitchen fitted with eye and base level units with granite work surfaces over integrated dishwasher, fridge and separate freezer. Sink and drainer unit, plumbing for washing machine. Range master cooker with five gas ring hob, two gas ovens, separate grill and storage unit. Ceramic tile splash back walls, ceramic tile flooring,

under stairs storage. uPVC double glazed door to rear garden, uPVC double glazed window to garden.

INNER HALLWAY

Stairs rising to first floor accommodation, door to:

DOWNSTAIRS CLOAKROOM

Re-fitted, modern with low level WC, hand basin and under cupboard storage, ceramic tile flooring and half ceramic tiled walls, uPVC double glazed frosted window to side aspect.

FIRST FLOOR

LANDING

uPVC double glazed window to side aspect, uPVC double glazed feature glass to side aspect, airing cupboard housing gas fired combi boiler, loft hatch, doors to.

BEDROOM ONE

12' 8" x 12' 10" (3.86m x 3.91m) uPVC double glazed window to the front aspect, built in wardrobes, radiator.

BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.59m) uPVC double glazed window to rear aspect, storage cupboard, radiator.

BEDROOM THREE

7' 10" x 7' 5" (2.39m x 2.26m) uPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM

Re-fitted three piece suite comprising roll top bath with shower over, low level wc, pedestal hand basin, ceramic tiled splash back walls, ceramic tiled flooring, heated towel rail, extractor fan, uPVC double glazed frosted window to rear aspect.

OUTSIDE

FRONT

Laid to lawn with shrubs surrounding, gravel driveway providing off road parking for 2 vehicles leading to garage and front entrance, block paved area, storm porch over front entrance, access to rear garden through side gate.

REAR GARDEN

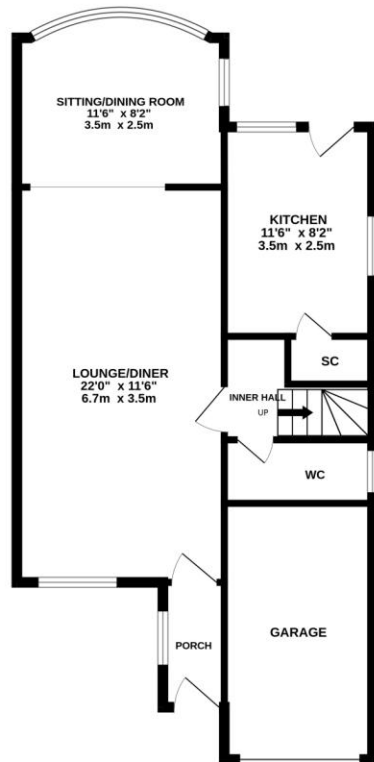
Lovely size garden, fully enclosed, private, not overlooked, mainly laid to lawn with shrubs surrounding, large sandstone block paved patio area, shed, water tap.

INTEGRAL GARAGE

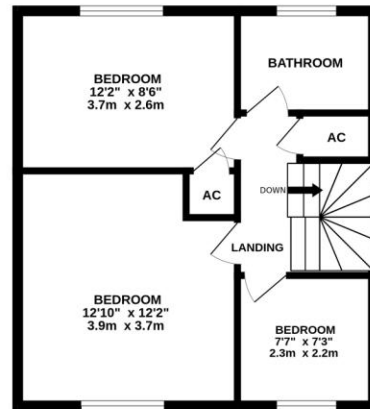
16' 5" x 8' 6" (5m x 2.59m) Electric Roller Shutter Door, double glazed frosted window to side, power and light connected.



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.
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.
Made with Metropac CSDS

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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.