



Kennedy & Co.

Pyms Way, Sandy

SG19 1BX

EPC: TBA

£349,950

- Very Spacious Extended Three Bedroom Semi-Detached Home
- Entrance Hall
- Very Generous 21ft Lounge
- Separate Dining Room
- Spacious Re-Fitted Modern Kitchen
- Separate Modern Utility Room
- Re-Fitted Modern Family Bathroom
- Driveway Providing Off Road Parking For 2/3 Vehicles



A wonderful opportunity to purchase this well presented, very spacious and extended three bedroom semi-detached home, situated within a sought after quiet area of Sandy, boasting very generous accommodation, driveway and garage.

This superb home briefly boasts an entrance hall, very generous 21ft lounge, separate dining room, spacious re-fitted modern kitchen, separate utility room, re-fitted modern first floor bathroom and three bedrooms.

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

Externally the property benefits from a driveway to front providing off road parking for two/three vehicles, single garage with power and light connected, and a well maintained enclosed rear garden.



Early viewings on this excellent home 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

uPVC double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, coving to ceiling, door to:

LOUNGE

21' 7" x 11' 5" (6.58m x 3.48m) uPVC double glazed window to front elevation, two double panel radiators, feature living flame gas fire with stone hearth and wooden surround, coving to ceiling, door leading to stairs rising to first floor plus doors to:



UTILITY ROOM

8' 3" x 7' 2" (2.51m x 2.18m) uPVC double glazed window to side elevation, modern fitted utility room comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for tumble dryer, space for fridge, tiled to all splash areas, further range of wall mounted units, sunken spotlighting, tiled flooring, large built in under stairs storage cupboard.

DINING ROOM

9' 10" x 11' (3m x 3.35m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN

13' 10" x 8' 3" (4.22m x 2.51m) uPVC double glazed window to rear elevation, single panel radiator, re-fitted kitchen comprising ceramic butler sink with mixer tap over, granite work surfaces, range of base units incorporating dishwasher, 1000mm cooker range, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating 1000mm extractor hood, tiled flooring, sunken spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, built in airing cupboard housing gas combi boiler, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 1" x 10' 6" (3.68m x 3.2m) uPVC double glazed window to front elevation, single panel radiator, three built in double wardrobes, coving to ceiling.

BEDROOM TWO

12' x 8' 7" (3.66m x 2.62m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

7' 6" x 7' 1" (2.29m x 2.16m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, heated towel rail, re-fitted three piece white suite comprising low level WC, wash hand basin, panelled bath with fitted shower over, tiled to all elevations,

laminated wood effect flooring.

EXTERNALLY

FRONT

Driveway with shingled borders providing off road parking for two/three vehicles, gated access to side leading to:

REAR GARDEN

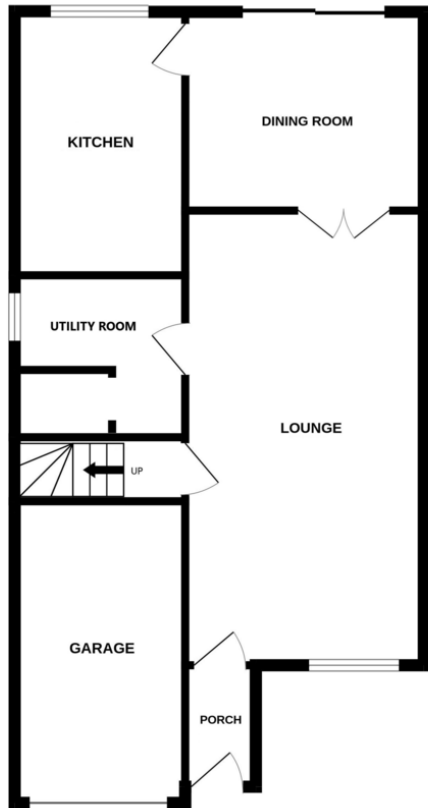
Fully enclosed rear garden, generous initial paved patio area, mainly laid to lawn with tree and shrub borders, large timber store, outside tap.

GARAGE

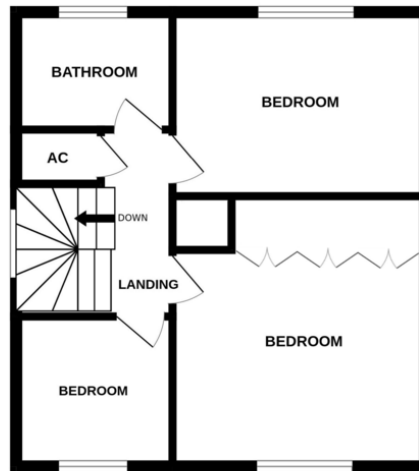
Up and over door, power and light connected.



GROUND FLOOR



1ST FLOOR



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.

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