



# Kennedy & Co.

30 Fieldfare, Sandy

SG19 2UZ

EPC: D \* No Upward Chain! \*

£375,000

- Spacious & Versatile Three Bedroom Detached Home
- Entrance Hall With Cloakroom
- Spacious 17ft x 12ft Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Family Bathroom
- 15ft Master Bedroom With En-Suite
- 15ft Guest Bedroom
- Enclosed Rear Garden



**A superb opportunity to purchase this spacious and versatile three bedroom detached modern family home, offered with no upward chain and benefitting from separate reception rooms, situated on a generous plot with enclosed rear garden and off road parking for 2/3 cars, located within a very popular area in Sandy.**

**This excellent desirable home benefits from an entrance hall with cloakroom, very spacious 17ft x 12ft sitting room, separate dining room, fitted kitchen, spacious 15ft master bedroom with fitted en-suite, family bathroom and two further bedrooms including a generous 15ft guest bedroom.**

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

**Externally this property offers mono-block paved driveway providing off road parking for two/three cars, a partly converted 17ft garage which could be utilised as a further reception room (STPP), and an enclosed larger than average rear garden.**

**Offered with no upward chain, 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**

Large entrance canopy with composite obscure double glazed entrance door to:

### **ENTRANCE HALL**

uPVC obscure double glazed window to front elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, communicating doors to:

### **CLOAKROOM**

uPVC obscure double glazed window to front elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl tiled effect flooring.

### **LOUNGE**

17' 9" x 12' 1" (5.41m x 3.68m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator and single panel radiator, laminated wood effect flooring, open plan design with archway to:

## DINING ROOM

9' 7" x 8' 5" (2.92m x 2.57m) uPVC double glazed window to side elevation, double panel radiator, laminated wood effect flooring, personnel door to garage, plus door to:

## KITCHEN

9' x 8' 5" (2.74m x 2.57m) uPVC double glazed window to rear elevation plus uPVC double glazed door to side elevation, fitted kitchen comprising of one and a half bowl sink/drainers 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 and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, replaced wall mounted gas boiler, vinyl tiled flooring.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

15' x 11' 6" (4.57m x 3.51m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes, door to:

### ENSUITE

uPVC double glazed obscure window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, fully tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

## BEDROOM TWO

15' 2" x 10' 5" (4.62m x 3.18m) uPVC double glazed window to front elevation, single panel radiator.

## BEDROOM THREE

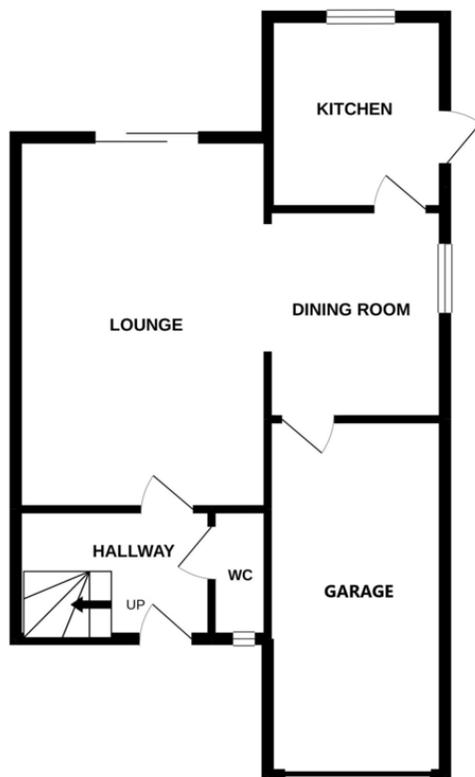
9' 3" x 7' (2.82m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

## BATHROOM

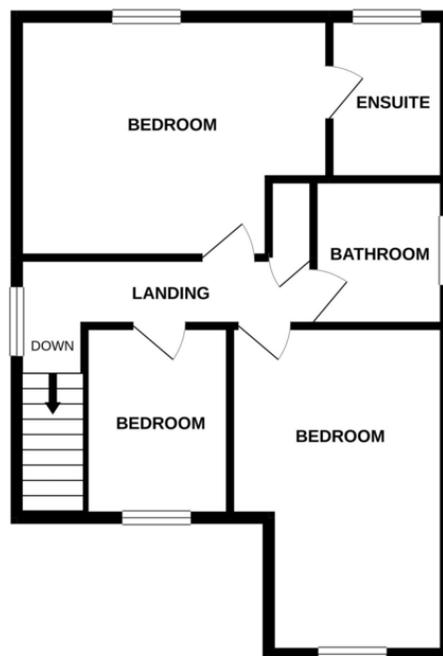
uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, laminated wood effect flooring.



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.

## EXTERNALLY

### FRONT

Laid to lawn area, mono-block paved driveway providing off road parking for 2-3 cars, gated access to side leading to:

### REAR GARDEN

Generous enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with raised area to rear.

### GARAGE

Up and over door, part converted with dry lined and decorated walls and ceilings plus carpeted floor, power and light, could be utilised as a further reception room or home gym etc.

**COUNCIL TAX BAND** Tax band E

**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