



Kennedy & Co.

62 Kestrel Way, Sandy

SG19 2TS

EPC: D

£475,000

- Very Spacious Four Bedroom Detached Home
- **No Upward Chain!**
- Entrance Hall With Cloakroom
- Spacious 17ft Lounge
- Separate Dining Room & Family Room
- Kitchen/Breakfast Room & Utility Room
- Family Bathroom
- Spacious En-Suite To Master Bedroom



A superb opportunity to purchase this very spacious four bedroom detached modern home offered with no upward chain, ideally situated within the sought after Fallowfield area of Sandy, boasting three separate reception rooms plus utility room and cloakroom, a well maintained rear garden and off road parking for two vehicles.

This excellent home briefly boasts an entrance hall with cloakroom, spacious 17ft sitting room, separate dining room, family room, kitchen/breakfast room with separate utility room, family bathroom, spacious en-suite to the master bedroom, and three further good sized bedrooms.

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



Externally this delightful property offers a driveway providing off road parking for two vehicles, front garden area and a well maintained fully enclosed rear garden with brick built store.

Offered with no chain, early viewings are strongly advised.

PARTICULARS

Storm porch with entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in understairs storage cupboard, coving to ceiling, 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 flooring.

LOUNGE

17' 8" x 11' 2" (5.38m x 3.4m) (into bay) uPVC double glazed window to front elevation, two double panel radiators, feature gas fireplace, coving to ceiling, double doors to:

DINING ROOM

11' 7" x 9' 6" (3.53m x 2.9m) uPVC double glazed sliding patio doors to rear elevation, double panel radiator, coving to ceiling, door to:

KITCHEN

10' 9" x 10' (3.28m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, fitted

kitchen comprising one bowl 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, space and plumbing for dishwasher, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, vinyl tiled effect flooring, door to:

UTILITY ROOM

9' 7" x 5' 4" (2.92m x 1.63m) uPVC double glazed window to side elevation and double glazed door to rear elevation, single panel radiator, fitted utility room comprising one bowl stainless steel sink/drain unit, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, wall mounted gas boiler, vinyl tiled effect flooring, door to:

STORE ROOM

Several built in storage cupboards, laminated wood effect flooring door to:

FAMILY ROOM/STUDY

13' 5" x 8' (4.09m x 2.44m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

12' 5" x 11' 3" (3.78m x 3.43m) uPVC double glazed window to front elevation, single panel radiator, two built in triple wardrobes, door to:

ENSUITE

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

BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m) uPVC double glazed window to front elevation, double panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

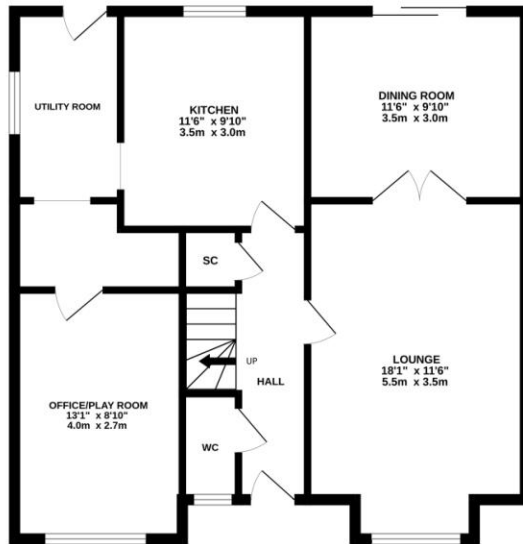
11' 3" x 10' (3.43m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FOUR

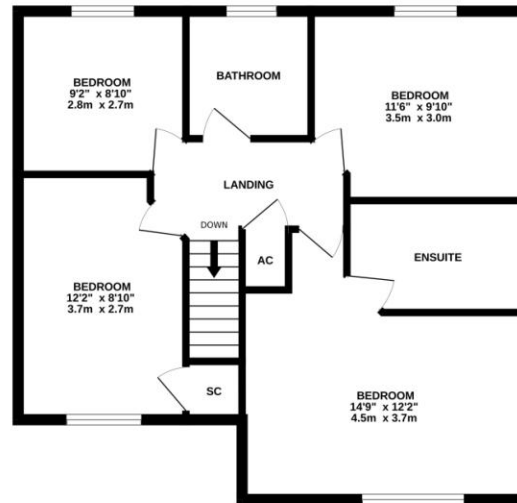
9' x 8' 10" (2.74m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 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.
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BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit, panelled bath with shower over, tiled to all splash areas, vinyl flooring, extractor fan.

EXTERNALLY

FRONT

Retained by dwarf brick wall, garden area laid to slate shingle, mono-block paved driveway providing off road parking for two cars, gated access to side leading to:

REAR GARDEN

Fully enclosed well maintained rear garden, initial paved patio area with outside tap, raised laid to lawn area with raised brick shrub beds, established trees, personnel door to:

BRICK STORE

Detached brick built store, window to side elevation, power and light connected.

COUNCIL TAX BAND Tax band E

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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