



Kennedy & Co.

Fieldfare, Sandy

SG19 2UZ

EPC: D

£389,950

- Spacious & Versatile Three Bedroom Detached Home
- **No Upward Chain!**
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 17ft x 12ft Lounge
- Separate Dining Room
- Modern Kitchen
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To 15ft Master Bedroom



An excellent opportunity to purchase this spacious and versatile three bedroom detached modern family home, offered with no upward chain and benefitting from generous separate reception rooms, situated on a sizeable plot with larger than average non-overlooked rear garden, located within a quiet popular cul-de-sac in Sandy.

This superb desirable home benefits from an entrance hall with re-fitted modern cloakroom, very spacious 17ft x 12ft sitting room, separate dining room, fitted kitchen, spacious 15ft master bedroom with re-fitted modern en-suite, re-fitted modern 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, front garden, single garage with power and light connected, and an enclosed non-overlooked 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

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 under stairs storage area, laminated wood effect flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted two piece suite comprising low level W.C and wash hand basin set into cupboard unit with mixer tap over, tiled to all splash areas, laminated wood 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, coving to ceiling, 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, coving to ceiling, 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 stainless steel sink/drainers unit with flexible 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, laminated wood effect 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, re-fitted three piece suite comprising low level W.C, wash hand basin set into cupboard unit with mixer tap over, fully tiled double shower cubicle with fitted shower over, fully tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

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

BEDROOM THREE

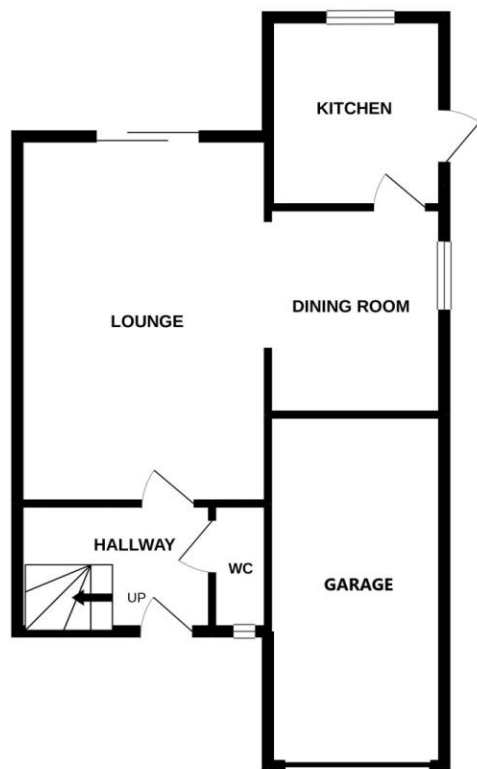
9' 1" x 7' (2.77m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BATHROOM

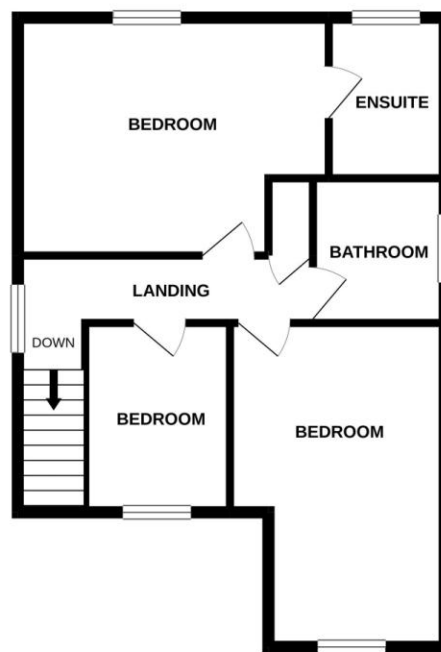
uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted three piece suite comprising low level W.C, wash hand basin set into cupboard unit with mixer tap over, panelled bath with mixer tap over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.



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

Mainly laid to lawn with mono-block paved driveway providing off road parking, paved pathway to entrance door, gated access to side leading to:

REAR GARDEN

Generous enclosed rear garden, private and non-overlooked, initial paved patio area with outside tap, mainly laid to lawn with raised area to rear with established trees, composite garden shed.

GARAGE

Up and over door, power and light connected.

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.