



Kennedy & Co.

1 Starling Close, Sandy

SG19 2TQ

EPC: C

£375,000

- Much Improved 4 Bed Family Home
- Re-fitted Modern Kitchen
- 18ft Sitting Room
- 17ft Separate Dining Room/ Family Room/ Study
- uPVC Double Glazed Conservatory
- Downstairs Cloakroom
- 15ft Master Bedroom
- Re-fitted En-suite
- Driveway for 3 Vehicles



Much Improved 4 Bedroom family home located on the popular Fallowfield development. The home has been maintained by the present owner with re-fitted modern kitchen, re-fitted modern en-suite. The Garage, previously converted to provide additional Living space - dining room / study / playroom etc. 4 Bedrooms with En-suite to Master and Family Bathroom, with uPVC Double Glazing throughout and gas to radiator central heating.

Externally the property benefits from a well maintained rear Garden with Patio Area, and Off Road Parking to the front for 3 Vehicles.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and the mainline train station to London Kings Cross/ St Pancras

CANOPY PORCH

Brick Based entrance canopy with double glazed entrance door to:

ENTRANCE HALLWAY

uPVC double glazed window to the side elevation, single panel radiator, stairs rising to first floor, laminate flooring, dado rail, communicating doors to:

CLOAKROOM

uPVC double glazed obscured window to side elevation, single panel radiator, W.C., vanity unit, 1/2 Tiled, Heated Towel Rail

KITCHEN

9' 1" x 8' (2.77m x 2.44m) uPVC double glazed window to front elevation, radiator, re-fitted kitchen comprising single

drainer sink with mixer tap over, range of base and wall units some with glass insert, ample work top. Samsung electric oven with gas hob, fitted extractor hood, plumbing for washing machine, plumbing for dishwasher, space for Fridge, tiled to all splash areas, tiled flooring, wall mounted Gas Boiler, downlights.

SITTING ROOM

18' 4" x 14' 7" (5.59m x 4.44m) uPVC double glazed patio doors to rear elevation leading to conservatory, radiator, laminate wood effect flooring, built-in under stairs storage cupboard.

DINING ROOM / FAMILY ROOM / STUDY

17' 9" x 8' 9" (5.41m x 2.67m) Entered via the Sitting Room, dual aspect room, uPVC double glazed window to front elevation and twin uPVC double glazed doors to rear elevation, laminate wood effect flooring continuing

from the sitting room, radiator

CONSERVATORY

11' 3" x 9' 9" (3.43m x 2.97m) uPVC double glazed conservatory, tiled flooring, double doors to rear garden, fan light windows to all sides.

LANDING

Laminate wood effect flooring, access to loft, dado rail, built in airing cupboard

MASTER BEDROOM

15' max including wardrobes x 9' 2" (4.57m x 2.79m)
uPVC double glazed window to front elevation, panel radiator, laminate flooring

EN-SUITE

uPVC double glazed obscured window to rear

elevation, modern re-fitted with fully tiled shower cubicle, vanity sink unit, w.c. heated towel rail, fully tiled, laminate flooring

BEDROOM 2

14' 7" x 8' 10" (4.44m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, laminate flooring

BEDROOM 3

13' x 7' 7" (3.96m x 2.31m) uPVC double glazed window to front, single panel radiator, laminate flooring

BEDROOM 4

8' 2" x 7' (2.49m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, laminate flooring

FAMILY BATHROOM

uPVC double glazed obscured window to rear elevation, heated towel rail, 3 piece suite comprising panel bath with folding shower screen and shower over, pedestal wash hand basin, w.c., tiled, extractor, shaver point.

EXTERNALLY

FRONT GARDEN

Laid to Lawn with singled and block paved areas, access to rear garden.

DRIVEWAY

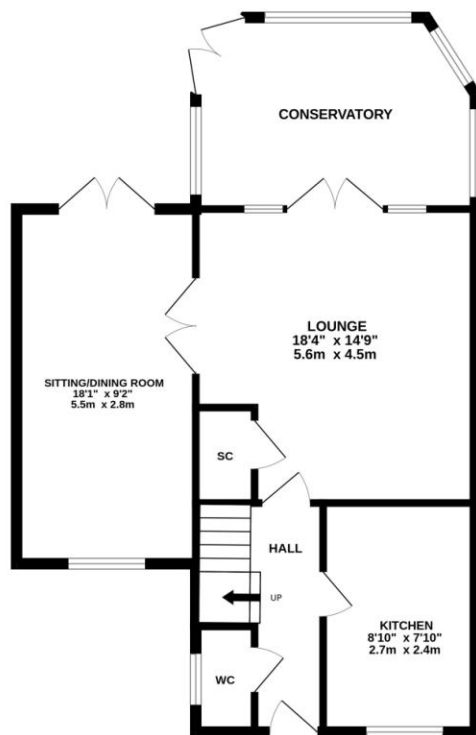
Blocked paved driveway providing off road parking for 3 vehicles

REAR GARDEN

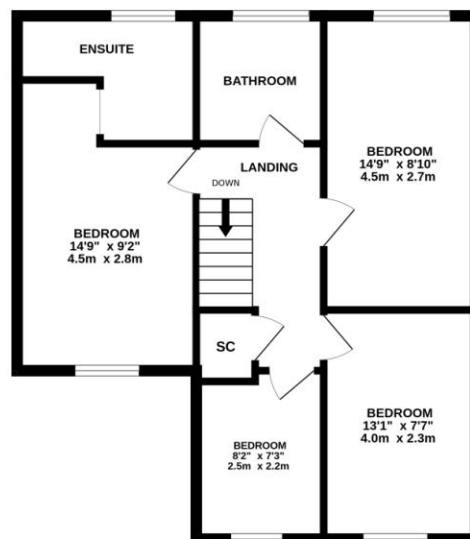
Mainly laid to lawn with paved patio area, raised beds, timber edged lawn, wooden shed, gate access.



GROUND FLOOR
689 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 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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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.