



Kennedy & Co.

Kestrel Way, Sandy

SG19 2TG

EPC: D

£385,000

- Three Bedroom Detached Home In Stunning Condition Throughout
- Entrance Hall With Re-Fitted Modern Cloakroom
- Very Spacious 17ft x 14ft Lounge
- Generous 14ft Re-Fitted Modern Kitchen/Diner
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To Master Bedroom
- Generous Enclosed Rear Garden
- Mono-Block Driveway For 1-2 Vehicles



A wonderful opportunity to purchase this hugely improved and immaculately presented three bedroom detached modern family home, which is presented in stunning condition throughout having had a full renovation carried out in recent years, situated on a corner plot with larger than average rear garden and parking for 2-3 vehicles, located within a popular area of Sandy.

This superb desirable home benefits from an entrance hall with re-fitted modern cloakroom, very spacious 17ft x 14ft sitting room, generous 14ft re-fitted modern kitchen/diner, master bedroom with re-fitted modern en-suite, re-fitted modern family bathroom and two further bedrooms.

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

Externally this property offers mono-block paved driveway to front providing off road parking for 1-2 vehicles, partially converted and insulated garage ideal as home office/gym with power and light connected plus further driveway in front providing off road parking, and an enclosed larger than average rear garden.

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

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to side elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, 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, coving to ceiling.

LOUNGE

17' 7" x 14' 4" (5.36m x 4.37m) uPVC double glazed window to front elevation, two single panel radiators, laminated wood effect flooring, stairs rising to first floor with built in storage drawers below, feature media wall with shelving and built in electric flame effect fireplace, coving to ceiling, door to:

KITCHEN/DINER

14' 5" x 9' (4.39m x 2.74m) Two uPVC double glazed windows to rear elevation plus uPVC double glazed door to rear elevation, re-fitted modern kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner induction hob, built in fridge/freezer with matching doors, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel glass curved extractor hood, laminated wood effect flooring, ideal space for table and chairs, sunken spotlighting, coving to ceiling.

FIRST FLOOR - LANDING

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

MASTER BEDROOM

11' 10" x 8' 1" (3.61m x 2.46m) uPVC double glazed window to front elevation, single panel radiator, two built in double wardrobes and cupboards, coving to ceiling, door to:

ENSUITE

uPVC double glazed obscure 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, fully tiled shower cubicle with fitted shower over, fully tiled to all elevations, laminated wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

8' 6" x 8' (2.59m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes and built in storage cupboard, coving to ceiling.

BEDROOM THREE

8' 8" x 6' 2" (2.64m x 1.88m) uPVC double glazed window to front elevation, single panel radiator, sunken spotlighting, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome heated towel rail, 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 and shower attachment over, tiled to all elevations, laminated wood effect flooring, extractor fan, sunken spotlighting.

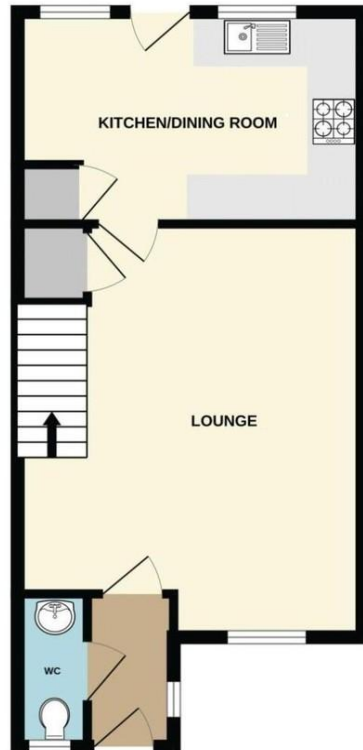
EXTERNALLY

FRONT

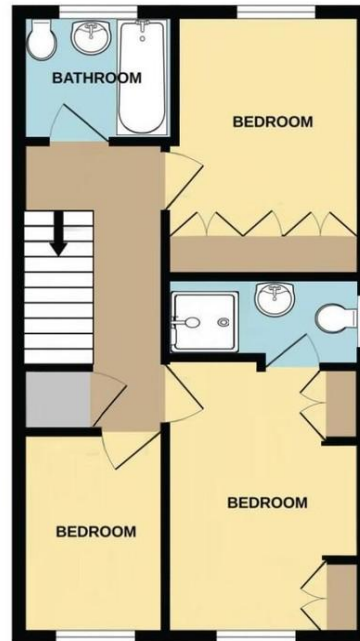
Mono-block paved driveway providing off road parking for 1-2 vehicles, gated access to side leading to:



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.
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REAR GARDEN

Larger than average enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, further paved patio seating area to side, gated access to rear leading to driveway plus personnel door to:

GARAGE

Partially converted and insulated garage, ideal as home office or gym, up and over door in place, power and light connected.

Driveway in front providing further off road parking for 1 vehicle.

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