



**Kennedy  
& Co.**

6 Starling Close, Sandy

SG19 2TQ

EPC: C

£315,000

- Immaculately Presented Three Bedroom Modern Home
- Entrance Hall With Re-Fitted Luxury Cloakroom
- Modern Kitchen
- Very Spacious 18ft x 14ft Lounge/Diner
- uPVC Double Glazed Conservatory With Fixed Thermal Roof
- Re-Fitted Luxury Family Bathroom
- Driveway Providing Off Road Parking For 2 Vehicles
- Enclosed Rear Garden

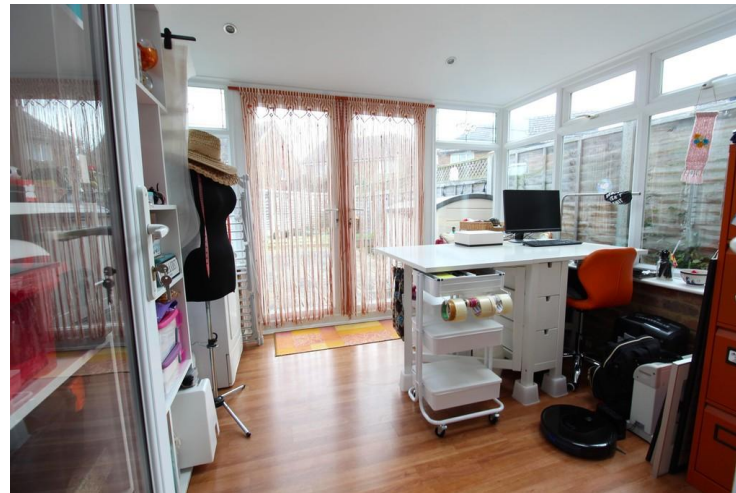


An excellent opportunity to purchase this superb three bedroom modern home, which has been recently improved and is presented in immaculate condition throughout, boasting generous accommodation and off road parking for 2 cars, situated in a quiet cul-de-sac location within Sandy.

This spacious home briefly boasts an entrance hallway with re-fitted luxury cloakroom, modern kitchen, very generous 18ft x 14ft lounge/diner, uPVC double glazed conservatory with fixed thermal roof, re-fitted luxury family bathroom and three bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.

Externally this home benefits from a driveway providing off road parking for two vehicles, and a well maintained easy maintenance 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**

Brick based entrance canopy with composite obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor, communicating doors to:

#### **CLOAKROOM**

uPVC obscure double glazed window to front elevation with fitted shutter blind, feature chrome heated towel rail, re-fitted two piece suite comprising low level W.C



with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, coving to ceiling, sunken spotlighting.

#### **KITCHEN**

9' x 7' 10" (2.74m x 2.39m) uPVC double glazed window to front elevation with fitted shutter blind, modern kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in stainless steel four burner gas hob over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood and hidden wall mounted gas boiler, vinyl tiled effect flooring.

## LOUNGE/DINER

18' 2" x 14' 7" (5.54m x 4.44m) Single panel radiator and double panel radiator, built in under stairs storage cupboard, coving to ceiling, sunken spotlighting, uPVC double glazed French doors to:

## CONSERVATORY

11' 2" x 9' 4" (3.4m x 2.84m) uPVC double glazed brick based conservatory, fixed warm thermal roof with double glazed Velux windows and sunken spotlighting, laminated wood effect flooring, power points.

## FIRST FLOOR

### LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

## MASTER BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m) uPVC double glazed window to rear elevation with fitted shutter blind, single panel radiator, built in mirrored sliding wardrobes.

## BEDROOM TWO

12' 9" x 7' 5" (3.89m x 2.26m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator.

## BEDROOM THREE

8' x 6' 9" (2.44m x 2.06m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator.

## BATHROOM

uPVC obscure double glazed window to rear elevation, feature chrome heated towel rail, re-fitted luxury three piece suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into

cupboard unit, panelled bath with mixer tap over and fitted shower over, tiled to all splash areas, sunken spotlighting, tiled flooring.

## EXTERNALLY

### FRONT

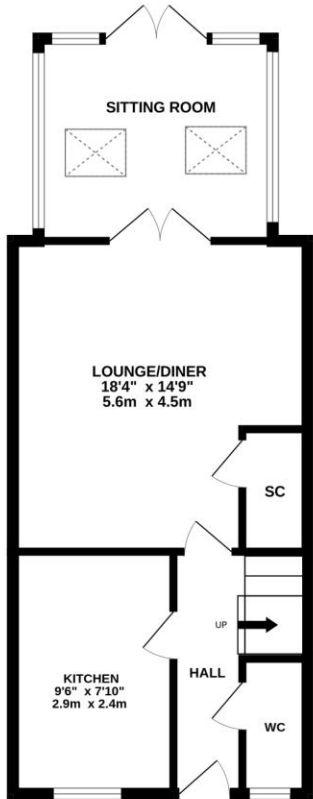
Mono-block paved driveway providing off road parking for two cars, outside tap.

### REAR GARDEN

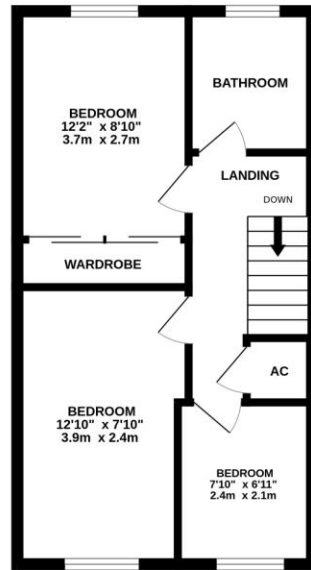
Fully enclosed easy maintenance rear garden, fully paved with shingled borders, gated access to rear.



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.6 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 C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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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.