



Fieldfare, Sandy, Bedfordshire. SG19 2UZ





3 Bedroom Detached House

£375,000 Freehold

A spacious three bedroom detached property with a garage on the desirable Fallowfield Estate. Located within walking distance of Maple Tree Lower School and provides easy access to the A1(M) and transport links.

- Chain free
- Desirable Fallowfield Estate
- Single garage
- Three bedroom detached house
- Off road parking
- Modern kitchen and bathrooms
- Private garden
- Walking distance to local primary school
- Ensuite
- EPC rating D. Council tax band E

Ground Floor**Living Room:**

Abt. 14' 5" x 13' 5" (4.39m x 4.09m) A bright room with neutral décor and wood effect flooring. Feature gas fireplace. Archway flowing through to dining area. Double glazed window to front aspect. Door from hallway. Radiator. Coving to ceiling.

Dining Room:

Abt. 11' 6" x 8' 6" (3.51m x 2.59m) Located to the rear of the property overlooking the garden. Flooring continued from living room. Double glazed sliding door to garden. Radiator. Coving to ceiling.

Kitchen:

Abt. 11' 6" x 8' 2" (3.51m x 2.49m) A neutral gloss kitchen with oak effect laminate worktops. A range of wall and base units, oven and Smeg gas hob with overhead extractor fan. Under counter space for a fridge and freezer. Double inset sink with drainer. Double glazed window to rear aspect. Door to garage.

Cloakroom:

Entry via hallway. Low level WC and wash hand basin with mixer tap. Tiled splashback areas. Obscured double glazed window.

First Floor**Bedroom One**

Abt. 10' 10" x 8' 10" (3.30m x 2.69m) Spacious room with fitted storage and door to en-suite. Double glazed window to rear aspect. Carpet flooring. Radiator.

En-Suite:

A modern three-piece suite comprising of a low level WC, wash hand basin and shower cubicle. Tiled splash back areas. Obscured double glazed window.

Bedroom Two

Abt. 10' 10" x 8' 10" (3.30m x 2.69m) Double room with double glazed window to front aspect. Carpet flooring. Radiator.

Bedroom Three

Abt. 12' 1" x 7' 10" (3.68m x 2.39m) A good sized single bedroom with hard flooring and double glazed feature dormer window to front aspect.

Bathroom

Three piece suite comprising of a panelled bath with overhead shower, vanity unit with WC and wash hand basin with mixer tap.

Outside**Garden:**

A sunny South/East facing private garden mainly laid to lawn with mature shrub borders. Patied area for late night evening dining. Storage shed. Single door to rear of garage.

Garage and Parking:

Single garage with up and over door. Door through to kitchen and door to rear garden. Off road parking to front for 2 cars.

About The Area:**Sandy and Surrounding:**

This lovely property is located on one of Sandy's most desirable housing estates, just a short walk to the local lower school and convenience store. If you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve set within 100 acres of nature reserve with 5 miles of woodland trails to enjoy.

Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers, and restaurants. Within the town, there is also a church, a range of schools, a leisure centre, dentists, and doctors.

Agents Note:

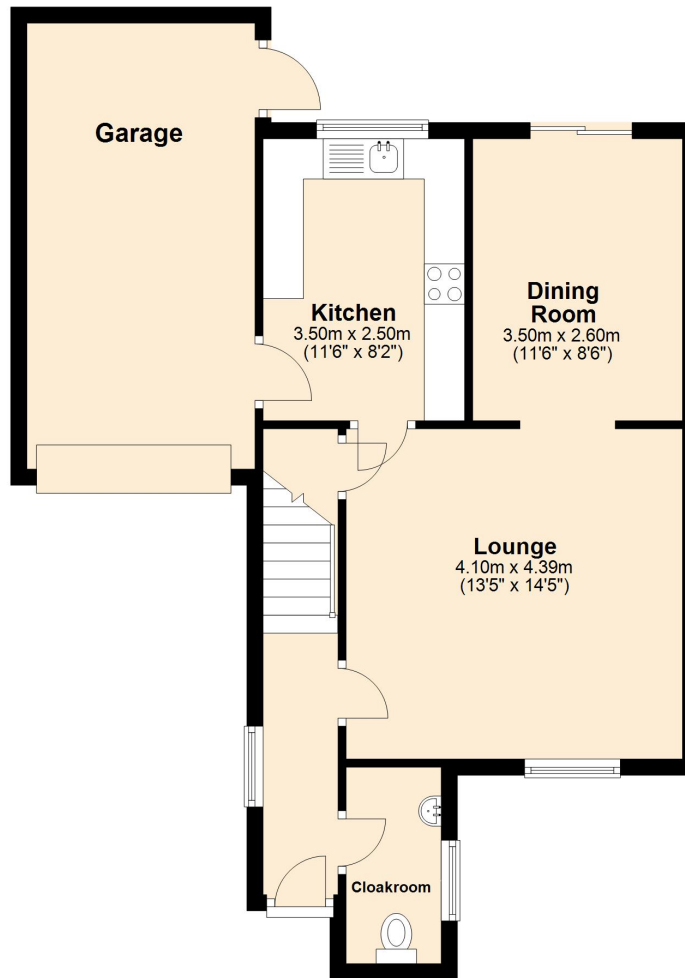
Draft particulars yet to be approved by the vendor and may be subject to change.



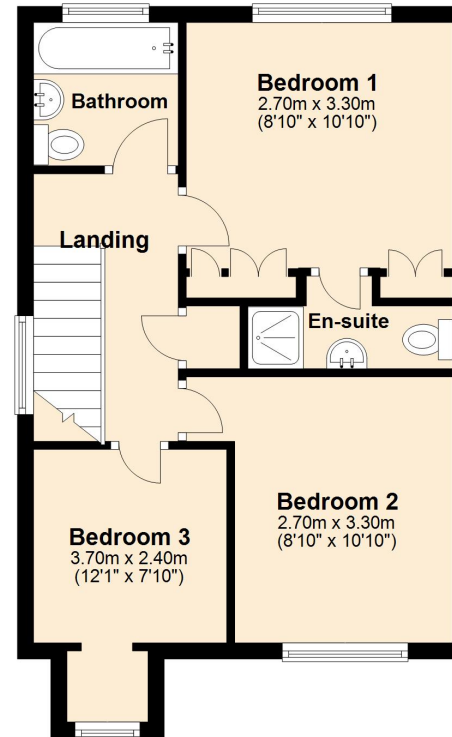
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Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.