



Kennedy & Co.

17 Merlin Drive, Sandy

SG19 2UN

EPC: C

£389,950

- Spacious Three Bedroom Detached Home
- Entrance Hall With Re-Fitted Cloakroom
- Generous 17ft x 12ft Lounge
- Very Spacious 19ft Dining/Family Room
- Excellent 17ft Re-Fitted Modern Kitchen/Breakfast Room
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To 15ft Master Bedroom
- Larger Than Average Garden



An excellent opportunity to purchase this very spacious, versatile and immaculately presented three bedroom detached modern family home, situated on a generous plot with a larger than average rear garden and off road parking for 2/3 cars, located within a very popular area in Sandy.

This superb home benefits from an entrance hall with re-fitted modern cloakroom, very spacious 17ft x 12ft sitting room, very generous 19ft dining/family room, large 17ft re-fitted modern kitchen/breakfast room, 15ft master bedroom with re-fitted modern en-suite, re-fitted modern family bathroom and two further bedrooms including a 15ft guest bedroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with combination boiler, and no upward chain.

Externally this superb home offers mono-block paved driveway providing off road parking for two/three cars, and a fully enclosed larger than average rear garden.

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:

Large entrance canopy with replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, alarm control panel, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted modern two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled to half height to all elevations, tiled flooring.

LOUNGE

17'8 x 12' uPVC triple glazed sliding patio doors to rear elevation with fitted shutter blinds, two double panel radiators, feature remote controlled flame effect electric fire, engineered wood flooring, coving to ceiling, sunken spotlighting, open plan design with archway to:

DINING/FAMILY ROOM

19'1 x 8'5 Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed French doors to rear elevation both with fitted shutter

blinds, double panel radiator, continued engineered wood flooring, coving to ceiling, sunken spotlighting, double doors to:

KITCHEN/BREAKFAST ROOM

17' x 8'1 uPVC double glazed window to front elevation with fitted shutter blind, re-fitted modern kitchen comprising of one and a half bowl stainless steel sink drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in washing machine, space and plumbing for dishwasher, American style fridge/freezer, 900mm stainless steel cooker range, further range of wall mounted units incorporating fitted 900mm stainless steel glass curved extractor hood, built in stainless steel coffee machine, built in stainless steel microwave oven, sunken spotlighting, coving to ceiling, tiled flooring, ideal space for small table and chairs.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation with fitted shutter blind, access to loft space with fitted loft ladder, built in storage cupboard with tumble dryer, communicating doors to:

MASTER BEDROOM

15' x 11'6 uPVC double glazed window to rear elevation with fitted shutter blind, double panel radiator, feature built in sliding wardrobes with hanging space and shelving units, coving to ceiling, sunken spotlighting, door to:

ENSUITE

uPVC double glazed obscure window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level WC, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted rain shower over, fully tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

15'4 x 10'5 uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, laminated wood effect flooring.

BEDROOM THREE

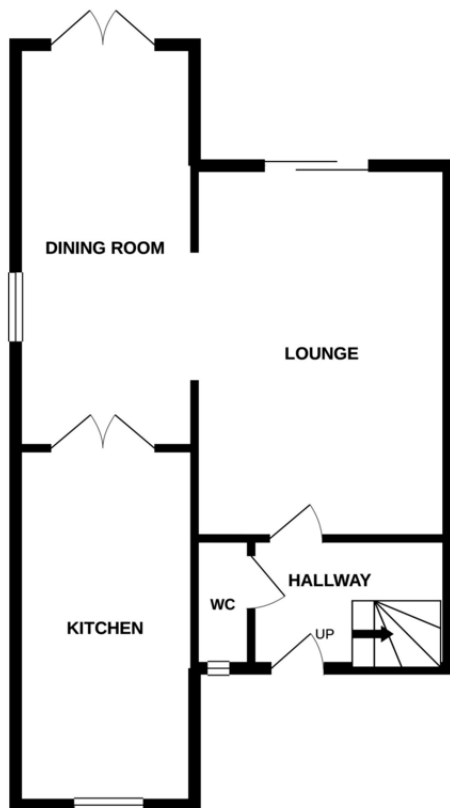
9'1 x 7' uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, built in storage cupboard over stairs.

BATHROOM

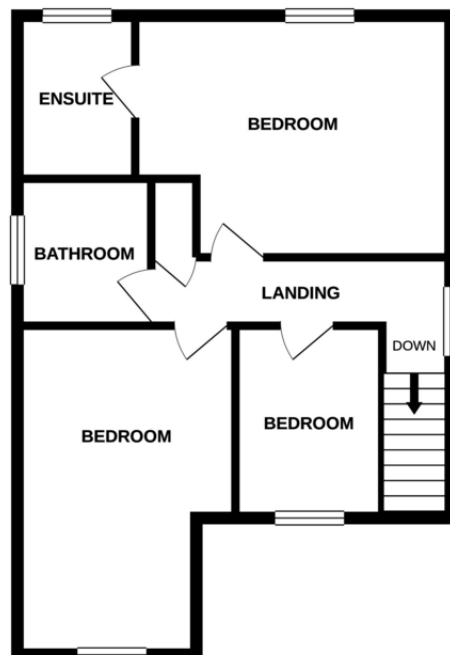
uPVC obscure double glazed window to side elevation, wall mounted chrome heated towel rail, re-fitted modern three piece suite comprising low level WC, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus shower attachment over, tiled to all elevations, sunken spotlighting, tiled flooring, extractor fan.



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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EXTERNALLY

FRONT

Driveway fully laid to mono-block paving providing off road parking for 2/3 vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed larger than average rear garden, initial paved patio area with outside tap and outside power points to side, mainly laid to lawn, timber shed, gated access to side.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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