



Kennedy & Co.

16 Merlin Drive, Sandy

SG19 2UN

EPC: TBA

£395,000

- Three DOUBLE Bedroom Detached Home
- Spacious 15ft x 12ft Sitting Room
- Separate Dining Room
- Excellent 16ft Family Room/Study
- Re-Fitted Modern Kitchen With Quartz Work Surfaces
- Modern Cloakroom
- Re-Fitted Modern FOUR Piece Family Bathroom
- Re-Fitted Modern En-Suite To Master Bedroom



A wonderful opportunity to purchase this very spacious and extremely well presented three double bedroom detached modern family home, boasting three generous reception rooms and a spacious re-fitted modern kitchen, plus a landscaped very well maintained rear garden backing on to a large open green, situated within a highly sought after location in Sandy.

This excellent home benefits from an entrance lobby, modern cloakroom, spacious 15ft x 12ft sitting room, separate dining room, spacious 16ft family room/study, re-fitted modern kitchen with Quartz work surfaces, generous master bedroom with re-fitted modern en-suite, spacious re-fitted four piece family bathroom and two further double bedrooms.

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

Externally this fine home offers a generous driveway providing off road parking for up to three vehicles, and a fully enclosed very well maintained landscaped rear garden, which is non-overlooked backing on to a large open green.

Early viewings on this fantastic property are strongly recommended.

PARTICULARS

Composite entrance door to:

ENTRANCE HALL

Single panel radiator, composite wood effect flooring, door to:

LOUNGE

15' 4" x 12' 2" (4.67m x 3.71m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, feature electric fireplace, composite wood effect flooring, coving to ceiling, door to inner hallway plus archway to:

DINING ROOM

11' 9" x 9' (3.58m x 2.74m) uPVC double glazed French doors to rear elevation, single panel radiator, composite wood effect flooring, built in storage cupboard, coving to ceiling, door to:

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, modern re-fitted kitchen comprising of one bowl stainless steel sink unit with mixer tap over, solid Quartz work surfaces with integrated drainer, range of base units incorporating

space and plumbing for washing machine, space for American style fridge/freezer, built in dishwasher with matching door, built in stainless steel oven with warming drawer, built in stainless steel microwave, built in induction hob, further range of wall mounted units incorporating fitted glass extractor hood, tiled wood effect flooring with under floor heating, sunken spotlighting.

INNER HALL

Stairs rising to first floor, communicating doors to:

CLOAKROOM

Single panel radiator, fitted modern two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

FAMILY ROOM/STUDY

17' x 8' 2" (5.18m x 2.49m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, built in storage cupboard, sunken spotlighting, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, single panel radiator, access to loft space, communicating doors to:

MASTER BEDROOM

12' 1" x 11' 4" (3.68m x 3.45m) uPVC double glazed window to rear elevation with fitted shutter blind, single panel radiator, two built in double wardrobes and one single wardrobe with spotlighting, door to:

ENSUITE

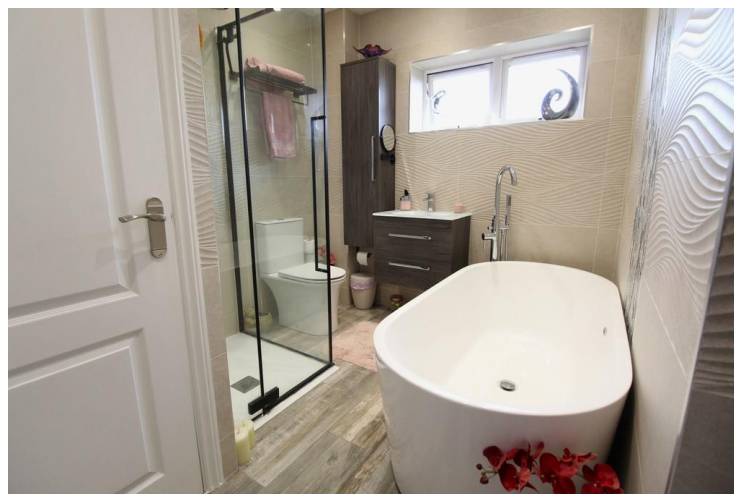
uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted rain shower over, sunken spotlighting, extractor fan, tiled flooring with under floor heating.

BEDROOM TWO

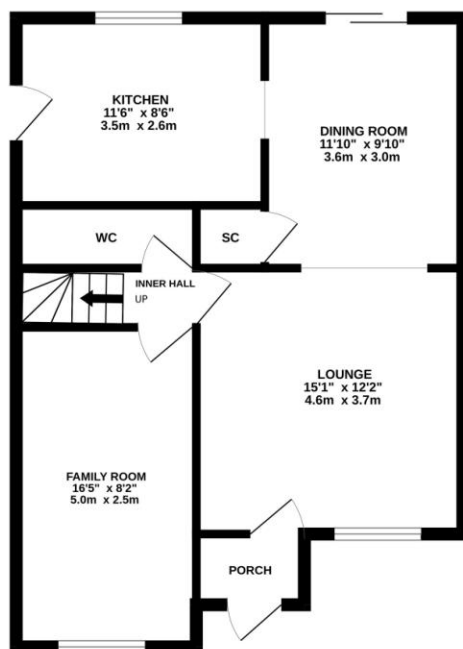
12' 7" x 9' 2" (3.84m x 2.79m) uPVC double glazed window to front elevation, single panel radiator, generous built in storage cupboard.

BEDROOM THREE

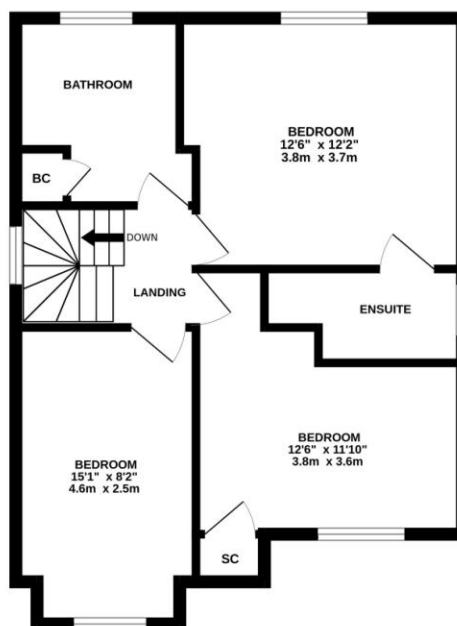
14' 10" x 8' 2" (4.52m x 2.49m) uPVC double glazed window to front elevation, single panel radiator, built in range of wardrobes, laminated wood effect flooring.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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BATHROOM

uPVC obscure double glazed window to rear elevation, feature radiator, re-fitted modern four piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, feature freestanding bath with mixer tap and shower attachment over, fully tiled shower cubicle with fitted shower over, extractor fan, tiled flooring with under floor heating, sunken spotlighting, built in airing cupboard housing gas combination boiler.

EXTERNALLY

FRONT

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

REAR GARDEN

Fully enclosed landscaped rear garden, initial paved patio area with outside tap and outside power points, mainly laid to artificial lawn

COUNCIL TAX BAND Tax band F

TENURE Freehold

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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