



Kennedy & Co.

97 Merlin Drive, Sandy

SG19 2UN

EPC: C

O.I.E.O £425,000

- Very Spacious Four Bedroom Detached Home
- **No Upward Chain**
- Generous Entrance Hall With Cloakroom
- Spacious 14ft Lounge
- Separate Dining Room
- Generous 13ft Kitchen/Breakfast Room
- Separate Utility Room
- Family Bathroom & En-Suite To Master Bedroom



A superb opportunity to purchase this very spacious four bedroom detached modern home offered with no upward chain, ideally situated within the sought after Fallowfield area of Sandy, boasting generous room sizes, a well maintained rear garden and off road parking for three vehicles.

This excellent home briefly boasts an entrance hall with cloakroom, spacious 14ft sitting room, separate dining room, generous 13ft kitchen/breakfast room, separate utility room, family bathroom, en-suite to the master bedroom, and three further good sized bedrooms.

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

Externally this delightful property offers a driveway providing off road parking for three vehicles, single garage with power and light connected, and a well maintained fully enclosed rear garden.

Offered with no chain, early viewings are strongly advised.

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

Storm porch with replaced composite entrance door to:

ENTRANCE HALL

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

CLOAKROOM

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

LOUNGE

14' 2" x 11' 9" (4.32m x 3.58m) uPVC double glazed window to front elevation, two double panel radiators, feature fireplace with marble hearth, coving to ceiling, double doors to:

DINING ROOM

9' 7" x 9' 4" (2.92m x 2.84m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN/BREAKFAST ROOM

13' x 9' 8" (3.96m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, fitted kitchen comprising one bowl sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in double oven, built in four burner gas hob, space for fridge, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood, vinyl flooring, door to:

UTILITY ROOM

8' 1" x 4' 9" (2.46m x 1.45m) uPVC double glazed window to side elevation and uPVC double glazed door to rear elevation, single panel radiator, fitted utility room comprising one bowl sink/drain unit, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating

replaced wall mounted gas boiler, vinyl flooring, extractor fan, personnel door to garage.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

13' 3" x 11' 9" (4.04m x 3.58m) uPVC double glazed window to front elevation, single panel radiator, range of built in wardrobes, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan.

BEDROOM TWO

12' 8" x 9' 1" (3.86m x 2.77m) uPVC double glazed window to front elevation, double panel radiator, two built in double wardrobes, built in storage cupboard over stairs.

BEDROOM THREE

11' 4" x 9' 9" (3.45m x 2.97m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FOUR

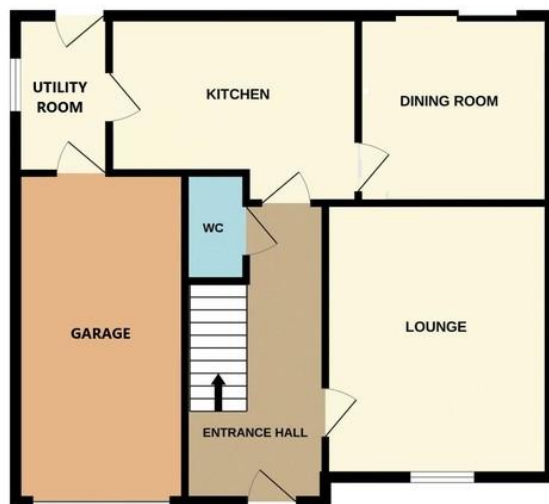
9' 1" x 8' (2.77m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap and shower over, tiled to all splash areas, vinyl flooring, extractor fan.



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.

EXTERNALLY

FRONT

Driveway providing off road parking for three vehicles, small area laid to slate shingle, gated access to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn, well established tree and shrub borders, two timber stores.

GARAGE

Up and over door, power and light connected, personnel door to utility room.

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