



**Kennedy  
& Co.**

19 Merlin Drive, Sandy

SG19 2UN

EPC: TBA

£399,950

- Three Double Bedroom Detached Home
- Spacious 15ft x 12ft Sitting Room
- Separate Dining Room
- Excellent 16ft Family Room/Study
- Modern Fitted Kitchen
- Re-Fitted Modern Cloakroom
- Re-Fitted Modern En-Suite To Master
- Spacious Family Bathroom



A superb opportunity to purchase this very spacious and immaculately presented three double bedroom detached modern family home, boasting three generous reception rooms and spacious modern kitchen, plus a larger than average well maintained rear garden, situated within a highly sought after location in Sandy.

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

Other benefits include uPVC double glazing throughout and gas to radiator central heating with a brand new boiler.



Externally this fine home offers driveway providing off road parking for up to three vehicles, and a fully enclosed very well maintained larger than average rear garden.

Early viewings on this fantastic property are strongly recommended.

### **PARTICULARS**

Composite entrance door to:

### **ENTRANCE LOBBY**

Laminated wood effect flooring, door to:

### **LOUNGE**

15' 4" x 12' 2" (4.67m x 3.71m) uPVC double glazed window to front elevation with fitted blind, double panel radiator and single panel radiator, laminated wood effect flooring, coving to ceiling, door to inner hallway plus double doors to:



### **DINING ROOM**

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

### **KITCHEN**

11' 7" x 8' 7" (3.53m x 2.62m) Dual aspect room, uPVC double glazed window to rear elevation with fitted blind, further uPVC double glazed door to side elevation, modern fitted 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 space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built in stainless steel double oven and built in stainless steel four burner gas hob, tiling to splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring.

### INNER HALL

Stairs rising to first floor, communicating doors to:

### CLOAKROOM

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

### FAMILY ROOM/STUDY

16' 8" x 8' 1" (5.08m x 2.46m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, laminated wood effect flooring, wall mounted hidden brand new gas boiler, coving to ceiling.

### FIRST FLOOR

### LANDING

uPVC double glazed window to side elevation with fitted blind, access to loft space, communicating doors to:

### MASTER BEDROOM

12' 7" x 12' 1" (3.84m x 3.68m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, wood effect flooring, two built in wardrobes, door to:

### ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, 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 shower over, sunken spotlighting, extractor fan, laminated wood effect flooring.

### BEDROOM TWO

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

### BEDROOM THREE

14' 10" x 8' 2" (4.52m x 2.49m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, wood effect flooring.

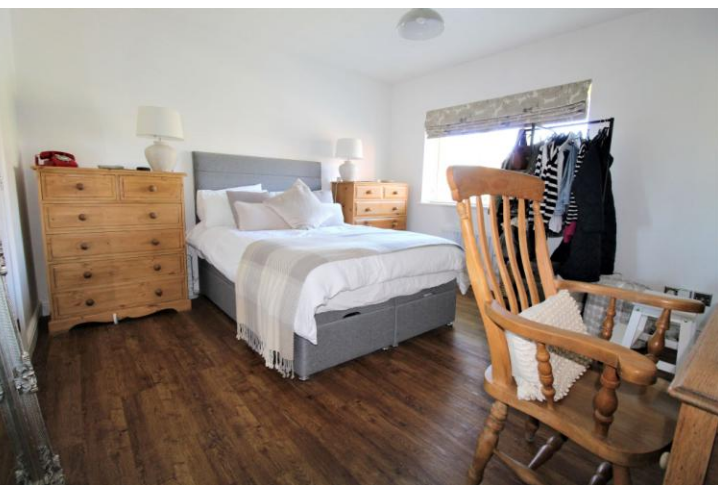
### BATHROOM

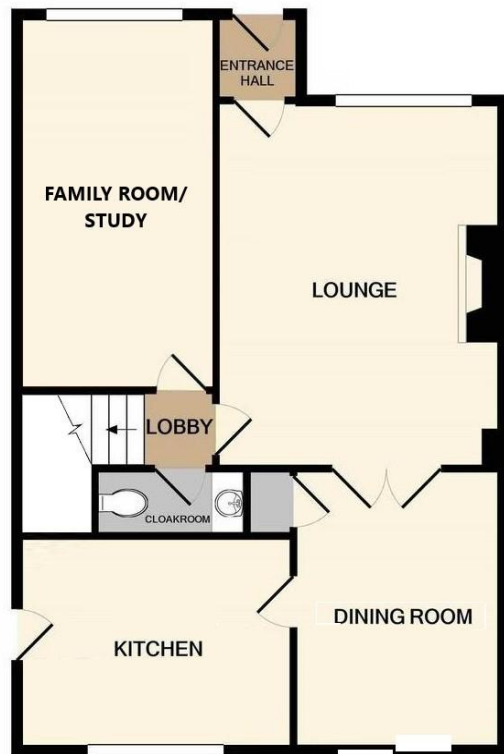
uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap and fitted shower over, extractor fan, tiled flooring, built in airing cupboard housing hot water cylinder.

### EXTERNALLY

### FRONT

Part tarmacadam and part shingled driveway providing off road parking for up to three vehicles, gated access to side leading to:





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

### REAR GARDEN

Fully enclosed larger than average rear garden, initial extensive paved patio area with outside tap, mainly laid to lawn with shrub beds, further paved patio seating area with metal pergola over, hardstanding for two timber sheds.

### COUNCIL TAX BAND

Tax band E

### 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