



# Kennedy & Co.

85 Merlin Drive, Sandy

SG19 2UN

EPC: D

Offers In Excess Of £300,000

- Rarely Available Two/Three Bedroom Link-Detached Home
- Generous 17ft Lounge
- Re-Fitted Modern Kitchen
- Separate Re-Fitted Utility Room
- Modern Fitted Cloakroom
- Study/Bedroom Three
- Spacious 17ft uPVC Double Glazed Conservatory/Dining Room
- Bathroom & Re-Fitted Modern En-Suite To 15ft Master



**A fantastic and very rare opportunity to purchase this very well presented and much improved two/three double bedroom link-detached home, connected to the neighbouring property only by the en-suite, benefitting from a generous 17ft lounge and excellent garage conversion providing cloakroom and study/bedroom, situated in a highly sought after location within the ever popular Fallowfield development in Sandy.**

**This superb property briefly boasts an entrance hall, spacious 17ft lounge, re-fitted modern kitchen, separate re-fitted modern utility room, modern fitted cloakroom, study/bedroom three, excellent 17ft uPVC double glazed conservatory/dining room, first floor bathroom and two double bedrooms including a very spacious 15ft master with recently re-fitted luxury en-suite shower room.**

**The property also benefits from uPVC double glazing throughout, and gas to radiator central heating.**

**Externally this fine home offers a driveway and paving area providing off road parking for two vehicles, and a fully enclosed easy maintenance rear garden with two timber stores.**

**This ideal first time or investment buy must be viewed early to avoid disappointment.**

### **PARTICULARS**

Storm porch with replaced composite double glazed entrance door to:

### **ENTRANCE HALL**

uPVC obscure double glazed window to front elevation, double panel radiator, stairs rising to first

floor, built in double doored storage cupboard, tiled flooring, coving to ceiling, door to:

### **LOUNGE**

17' x 10' 4" (5.18m x 3.15m) Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed sliding patio doors to conservatory, two single panel radiators, coving to ceiling, door to:

### **KITCHEN**

9' 1" x 7' 2" (2.77m x 2.18m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, range of soft-close base units incorporating built in oven with built in four burner gas hob over, space and plumbing for washing machine, tiled to all splash areas, further range of soft-close wall mounted units incorporating fitted extractor hood, laminated wood effect flooring, archway to:

### UTILITY ROOM

8' 6" x 6' (2.59m x 1.83m) Single panel radiator, range of soft close base units with several large floor to ceiling cupboards, space for fridge/freezer, continued laminated wood effect flooring, coving to ceiling, communicating doors to:

### CLOAKROOM

Single panel radiator, re-fitted modern two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, extractor fan.

### STUDY/BEDROOM THREE

8' x 7' 6" (2.44m x 2.29m) uPVC double glazed window to front elevation, single panel radiator.

### CONSERVATORY/DINING ROOM

17' 7" x 10' 5" (5.36m x 3.18m) 'L' Shaped. uPVC double glazed conservatory, double doors to garden, single panel radiator, power and light points, tiled flooring, tap.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

#### MASTER BEDROOM

15' x 9' 2" (4.57m x 2.79m) uPVC double glazed window to front elevation, single panel radiator, large built in double wardrobe, built in airing cupboard over stairs housing hot water cylinder, coving to ceiling, door to:

### ENSUITE

Double glazed Velux window, single panel radiator, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled walk-in double shower enclosure with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

### BEDROOM TWO

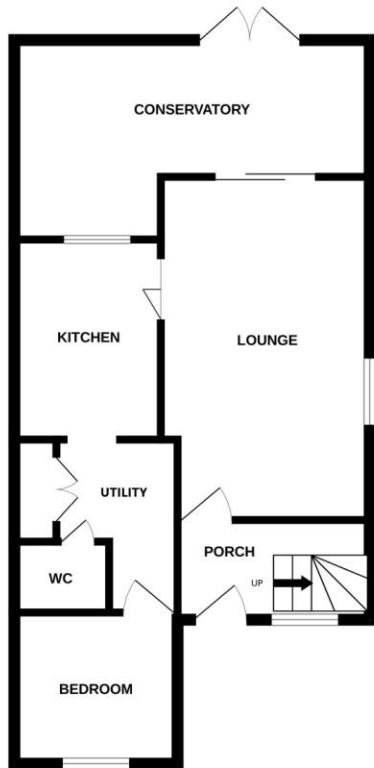
11' 1" x 9' (3.38m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, built in storage cupboard, coving to ceiling.

### BATHROOM

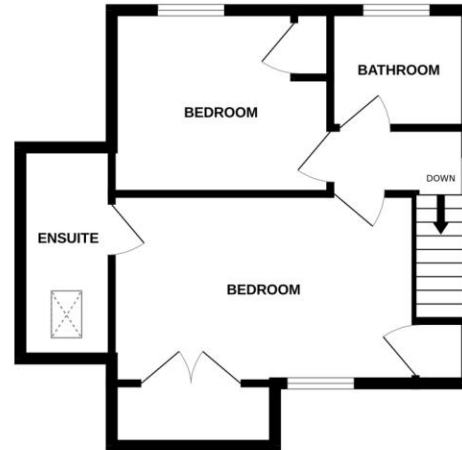
uPVC double glazed obscure window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, extractor fan, tiled flooring.



GROUND FLOOR



1ST FLOOR



## EXTERNALLY

### FRONT

Driveway and paved area providing off road parking for two vehicles, established tree and shrub bed, paved pathway to entrance door.

### REAR GARDEN

Fully enclosed easy maintenance rear garden, mainly laid to paving with shingled area, established tree border, large timber store with power and light connected plus further timber shed, gated access to side.

### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

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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