



Kennedy & Co.

57 Merlin Drive, Sandy

SG19 2UN

EPC: D

Offers In Excess Of £400,000

- Very Rarely Available Detached Bungalow
- No Upward Chain!
- Entrance Hall
- Spacious 20ft x 12ft Lounge/Diner
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Shower Room
- Generous Corner Plot
- Front, Rear and Side Gardens



A fantastic and very rare opportunity to purchase this superb two double bedroom detached modern bungalow, situated in a highly sought after location occupying a generous corner plot, benefitting from no upward chain, generous accommodation and driveway with single garage.

This excellent property briefly boasts an entrance hall, very spacious 20ft x 12ft lounge/diner, re-fitted modern kitchen, re-fitted modern shower room and two double bedrooms both with built in wardrobes.

The property also benefits from no upward chain. uPVC double glazing throughout and gas to radiator central heating.

Externally this fine home offers driveway providing off road parking, single garage with power and light connected, and generous corner plot with front, side and fully enclosed larger than average rear garden.

Offered with no upward chain, this excellent bungalow must be viewed early to avoid disappointment.

PARTICULARS

Covered storm porch with composite entrance door to:

ENTRANCE HALL

Single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

LOUNGE/DINER

20' 3" x 12' 5" (6.17m x 3.78m) Triple aspect room, uPVC double glazed windows to both front and side elevations and uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, coving to ceiling.

KITCHEN

9' 4" x 8' 8" (2.84m x 2.64m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, laminated wood effect flooring.

MASTER BEDROOM

11' 8" x 9' 4" (3.56m x 2.84m) (including wardrobes)
uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes and built in cupboard space over bed.

BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

SHOWER ROOM

uPVC double glazed obscure window to front elevation, single panel radiator, re-fitted three piece suite comprising low level W.C with concealed cistern, wash hand basin set into cupboard unit with mixer tap over, fully tiled large double shower cubicle with fitted shower over, tiled to all splash areas, extractor fan, vinyl wood effect flooring.

EXTERNALLY

FRONT

Driveway providing off road parking, laid to lawn areas with paved pathway to entrance door, large shingled area to side with paved pathway and gated access leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, timber summerhouse, personnel door to:

GARAGE

Up and over door, power and light connected, storage space in roof eaves.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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.