



48, Merlin Drive

Sandy,
Bedfordshire, SG19 2UN
Freehold, OIEO £360,000

country
properties

We are pleased to offer to the market this three bedroom semi-detached family home situated on the popular Fallowfields development providing easy access to the A1 north or southbound. The property is in great order throughout and comprises; entrance hall, lounge, fully integrated kitchen, separate dining room, cloakroom and conservatory. To the first floor are three bedrooms, en-suite to the master and a family bathroom. Externally the property offers a spacious enclosed rear garden, single garage with eves storage and off road parking for 3 cars. An ideal purchase for someone needing that commute to London. Viewing is highly recommended!

- Semi-detached family home
- Good order throughout
- Three bedrooms
- En-suite to master
- Two reception rooms
- Integrated kitchen
- Conservatory
- Spacious rear garden
- Garage and off road parking for 3 cars
- Council Tax Band D & EPC rating C

Accommodation

Entrance Hall

Stained glass double glazed front door, radiator, stairs to the first floor, double glazed window to side aspect, doors to:

Lounge

12' 8" x 12' 5" (3.86m x 3.78m)
Double glazed window to the front aspect, radiator, coving, dimmer switch, under stairs cupboard with light and shelving, doors to:

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)
Mixed range of wall and base level units and drawers with a wood effect work surface over, integral fridge/freezer, washing machine and electric double oven. Inset induction hob with extractor filter over, stainless steel sink with mixer tap incorporating boiling hot tap over, tiled splash back, cupboard housing the wall mounted gas boiler, double glazed window to the rear aspect, tiled flooring, stained glass double glazed door to the side aspect.

Dining Room

9' 9" x 9' 9" (2.97m x 2.97m)
Coving, wood effect laminate flooring, radiator, double glazed sliding patio doors to:

Conservatory

9' 7" x 8' 5" (2.92m x 2.57m)
Radiator, wood effect laminate flooring, brick and double glazed surround, double glazed French doors to the garden.



Cloakroom

Push button low level WC, wall mounted wash hand basin, tiled to dado height, radiator, double glazed window to the side aspect, toiletries cabinet.

First Floor

Landing

Loft hatch, airing cupboard with hot water tank and shelving, doors to:

Master Bedroom

11' 4" to wardrobe front x 9' 5" (3.45m x 2.87m)

Double glazed window to the rear aspect, radiator, ceiling fan with light, bank of three double fronted wardrobes, door to:

En-Suite

Push button low level WC, single shower cubicle, wash hand basin with pedestal, tiled splash back, spotlights, double glazed window to the rear aspect, radiator, laminate flooring.

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to front aspect, radiator.

Bedroom Three

8' 3" x 6' 1" (2.51m x 1.85m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Matching three piece suite comprising of low level WC, wash hand basin with pedestal, panelled bath, radiator, double glazed window to the front aspect, laminate flooring, toiletries cabinet, spotlights.

External

Front Garden

Block paved driveway providing off road parking for 3 cars with access to the single garage.

Garage

17' 2" x 8' 2" (5.23m x 2.49m)

Metal up and over door. Eves storage. Power and light. Workbench with shelving. Fridge/freezer. Glazed personnel door to:

Rear Garden

The rear garden is mainly laid to lawn and enclosed via fence with a large patio area, outside tap and light and a further patio area with a pathway leading to the gated side access to the front of the property.

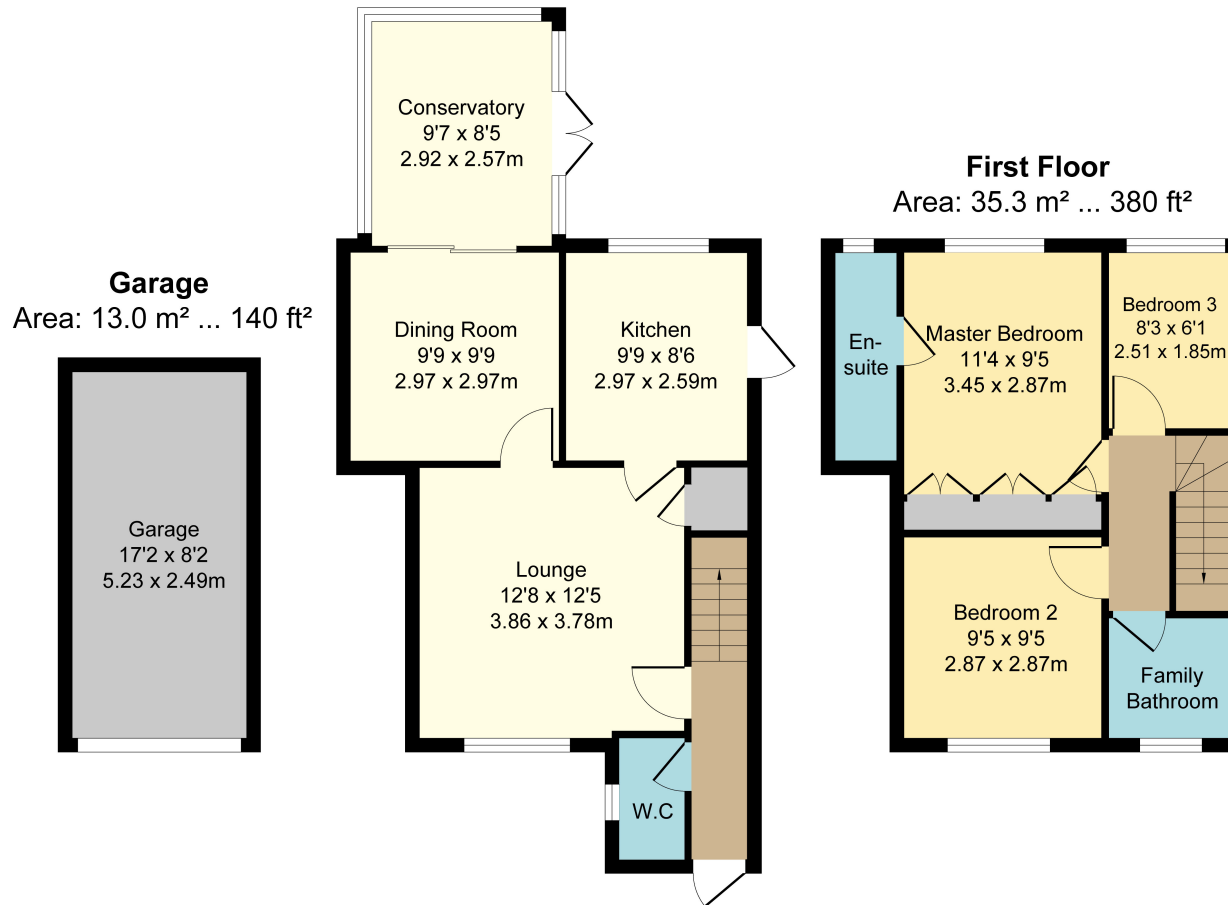




48 Merlin Drive, Sandy

Ground Floor

Area: 46.9 m² ... 506 ft²



Total Area: 95.2 m² ... 1026 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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