



15 Linnet Close, Sandy, SG19 2UH





Offers Over: £500,000

Freehold

Linnet Close, Sandy, SG19 2UH

- Detached Family Home
- Substantial Extension
- Popular Development
- Very Well Presented Throughout
- Four Bedrooms
- Separate Two Storey Annexe
- Driveway for 3/4 Vehicles
- Sunroom Overlooking Garden
- Freehold
- Energy Rating: TBC

Situated on the popular Fallowfield development, this well-presented detached family home has been substantially extended to the side and rear by the current owner, creating a spacious and flexible layout with a separate annexe accessed from the main house.

The main accommodation includes a kitchen with breakfast bar, spacious living room, sunroom which the current owners are using as a dining room with two sets of patio doors opening onto the garden and WC. Upstairs there are three bedrooms and a family bathroom.

The annexe provides a living room and kitchen area on the ground floor, with a bedroom and shower room upstairs. It offers a range of options for family members, guests, older children or those needing additional space.

Outside, the rear garden is mainly laid to lawn with flower beds. To the front, there is a driveway with parking for three to four cars and a garage.

With its substantial side and rear extensions, versatile annexe and generous off-road parking, this home offers an adaptable and spacious home ideal for modern family living.

Tenure - Freehold

Local Authority - Central Bedfordshire Council

Council Tax Band - E

EPC - TBC

Accommodation

Ground Floor

Entrance Hall

WC 5'2" x 2'8" (1.57m x 0.81m).

Living Room 10'1" x 15'9" (3.07m x 4.8m).

Kitchen 13' x 15'9" (3.96m x 4.8m).

Sunroom 27'2" x 8'8" (8.28m x 2.64m).

First Floor

Landing

Bedroom One 12'11" x 8'7" (3.94m x 2.62m).

Bedroom Two 10' x 9' (3.05m x 2.74m).

Bedroom Three 7' x 6'5" (2.13m x 1.96m).

Bathroom 9'11" x 6'8" (3.02m x 2.03m).

Annexe

Living Area 9'8" x 17'2" (2.95m x 5.23m).

Kitchen Area 9'6" x 8'7" (2.9m x 2.62m).

Bedroom 9'7" x 19'9" (2.92m x 6.02m).

Shower Room 9'7" x 5'8" (2.92m x 1.73m).

Outside

Rear Garden

Drive for 3/4 Vehicles

Garage



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