

18 Middleham Close  
Sandy, Bedfordshire, SG19 1TU

Asking Price Of £239,950

# Property Features

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- Well Presented Mid Terrace Property
- Ideal First Time / Investment Buy
- Two Bedrooms
- Fitted Kitchen
- Sitting Room
- Spacious Conservatory
- Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- Upvc Double Glazing

## Full Description

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Upvc entrance door with glazed panels opening into:

### RECEPTION HALLWAY

Laminate flooring, radiator, doors off to:

### KITCHEN

**8' 6" x 7' 7" (2.59m x 2.31m)**

Upvc double glazed window to the front aspect, fitted range of Oak base and matching eye level units, glass fronted display unit with built in wine rack to either side, single bowl sink unit, ample work surface space with tiling to all splash areas, plumbing for washing machine, space for fridge / freezer and cooker, stainless steel extractor hood, wall mounted gas fired boiler.

### SITTING ROOM

**15' 10" x 12' 7" (4.83m x 3.84m)**

Stairs rising to the first floor, twin radiators, laminate flooring, Upvc double glazed sliding patio doors opening into:

### CONSERVATORY

**11' 8" x 8' 0" (3.56m x 2.44m)**

Of Upvc and glass construction, laminate flooring, French doors opening to the rear garden.

### FIRST FLOOR LANDING

Loft access, airing cupboard, doors off to:

### BEDROOM

**11' 3" x 9' 2" (3.43m x 2.79m)**

Upvc double glazed window to the rear aspect, radiator, built in double and single wardrobe. .



### BEDROOM

9' 4" x 6' 2" (2.84m x 1.88m)

Upvc double glazed window to the front aspect, radiator.

### BATHROOM

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, wall mounted wash hand basin and P shaped bath with shower over, tiling to walls and floor, heated towel rail, extractor fan.

### REAR GARDEN

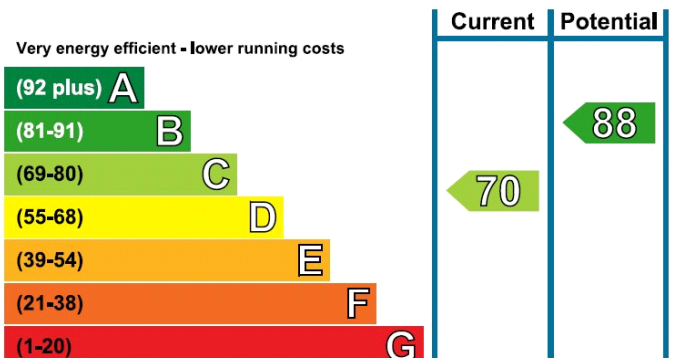
Decked area leading to lawn, shed, enclosed by timber panel fencing, gated rear access.

### FRONT GARDEN

Laid to lawn, driveway providing off road parking for two vehicles.



## Energy Efficiency Rating



11 High Street  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements