



Mill Lane

Sandy, Bedfordshire, SG19 1NH

Guide Price:
£325,000 to £335,000

Property Features

- IMMACULATELY PRESENTED
- Spacious and contemporary accommodation
- Three bedrooms
- Kitchen/diner
- Utility
- Fitted bathroom
- Fully enclosed rear garden
- GARAGE AND OFF ROAD PARKING
- Gas central heating

Full Description

IMMACULATE three bedroom SEMI - DETACHED house providing spacious and contemporary accommodation throughout, the property boasts THREE BEDROOMS, kitchen/diner, lounge, utility, cloakroom, fitted bathroom and fully enclosed rear garden with GARAGE and OFF ROAD PARKING. Viewing is highly recommended.

PORCH

UPVC double glazed obscure door, coving to ceiling, built in storage cupboard, radiator and vinyl flooring, doors off to:

CLOAKROOM

UPVC double glazed obscure window to side aspect, two piece suite comprising of vanity unit WC and vanity wash hand basin, chrome towel radiator and vinyl flooring.

LOUNGE

16' 5" x 14' 8" (5m x 4.47m)

UPVC double glazed window to front aspect, staircase to first floor, smoke alarm, radiator and fitted carpet

KITCHEN/DINER

18' 8" x 17' 5" (5.69m x 5.31m)

UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to rear garden, range of matching wall and base units with worktop over, integrated electric oven and grill and four ring ceramic hob with extractor over, one and a half bowl ceramic sink unit, space and plumbing for washing machine/dishwasher, tiling to splash back, breakfast bar, space for multiple fridge freezers and American style fridge freezer, inset lights, two radiators and vinyl flooring.



UTILITY

7' 10" x 5' 4" (2.39m x 1.63m)

UPVC double glazed obscure window to side aspect, stainless steel sink unit, range of matching wall and base units with worktop over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler, inset light and vinyl flooring.

STAIRS AND LANDING

UPVC double glazed obscure window to side aspect, coving to ceiling, loft access, airing cupboard, inset light, radiator and fitted carpet, doors off to:

BEDROOM 1

16' 5" x 9' 10" (5m x 3m)

UPVC double glazed window to rear aspect, inset light, radiator and fitted carpet.

BEDROOM 2

15' 9" x 7' 10" (4.8m x 2.39m)

UPVC double glazed window to rear aspect, inset light, radiator and fitted carpet.

BEDROOM 3

11' 6" x 7' 10" (3.51m x 2.39m)

UPVC double glazed window to front aspect, inset light, radiator and fitted carpet.

BATHROOM

6' 32" x 6' 39" (2.64m x 2.82m)

UPVC double glazed obscure window to front aspect, three piece suite comprising of vanity unit WC and wash hand basin, panel bath with shower over, inset light, white towel radiator, tiling to walls and floor.

EXTERIOR

REAR GARDEN

Fully enclosed by timber fencing, low maintenance rear garden with gated access to the front, outdoor tap, outdoor power, outdoor sensor light, shrub and plant border, timber shed and garage.

GARAGE

17' 5" x 8' 5" (5.31m x 2.57m)

Up and over door with power and light connected.





REAR

Driveway providing off road parking.

FRONT

Enclosed by brick wall surround and timber fencing, gated access to the rear, outdoor sensor light.

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Approximate Gross Internal Area (Including Garage)
115.8 sq m / 1246 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID676962)
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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 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