



*Ann Cordey*  
ESTATE AGENTS

48 Middleton Lane, Middleton St. George, County Durham, DL2  
1AL

Guide Price £425,000



## 48 Middleton Lane, Middleton St. George, County Durham, DL2 1AL

Being located upon the desirable Middleton Lane, within the village of Middleton St George, we have great pleasure in offering for sale a generous FOUR/FIVE BEDROOMED family home. Spacious throughout and being immaculately presented. The property has been much improved and offers versatile accommodation offered at an competitive guide price to attractive early viewings.

Boasting two reception rooms, a large conservatory, study (bedroom five), kitchen and ground floor bathroom/wc which services two double bedrooms also to the ground floor. To the first floor there are two further double bedrooms, one enjoying bathroom ensuite facilities.

Externally the property occupies a very generous plot of approximately 3/4 of an acre, with a large lawned frontage and sweeping gravelled driveway and hardstanding allows for parking for several vehicles and this in addition to a double garage, which also has storage and utility room. The rear garden a very good size, well established and mainly laid to lawn with an abundance of mature plants, trees and shrubs. There are open views across countryside beyond, the garden is a tranquil and private space in which to enjoy.

Having been well maintained and upgraded by the current owners to include double glazing installed in 2019, which is to the front and side of the property. and all of the plantation window shutters are included in the sale. The property is immaculately presented and in ready to move into order. Warmed by gas central heating.

The village of Middleton St George always proves popular having lots of country and river walks at hand. There is access to the well regarded schools of the area and excellent transport links towards Darlington and Teesside. A local train station at Dinsdale connects to Darlington main train station and towards Saltburn through Teesside and Durham Tees Valley airport is also on hand. The versatility of the home being a dormer bungalow would blend seamlessly from a growing family home to suiting those needing their accommodation to all one floor.

Sitting back from the road with the expanse of frontage there is a feeling of privacy whilst enjoying the convenience of popping out onto the road for regular bus services and access to the local shops, cafes and village pub.

TENURE: Freehold  
COUNCIL TAX: E

### RECEPTION HALLWAY

Leading through from the storm porch entrance, the reception hallway is a welcoming space, leading to all of the ground floor accommodation and having a staircase to the first floor.

### LOUNGE

22'4" x 15'7" (6.82 x 4.77)

The formal lounge is very well proportioned, neutrally decorated light and bright, being dual aspect with windows to the front and side. A feature fireplace adds a focal point with an electric fire to cast a cosy glow whenever needed.

### SITTING ROOM/DINING ROOM

15'6" x 11'10" (4.74 x 3.61)

Versatile use as a dining room or sitting room Having an inset to the chimney breast with a 'Aga' log burning stove at its heart and brick mantle. The room leads through to the kitchen and has a set of wooden, glazed internal doors opening to the conservatory.

### KITCHEN

11'1" x 9'6" (3.40 x 2.92)

The kitchen is fitted with a range of cream cabinets with beech effect worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob, fridge and freezer. There is a window to the rear aspect and a door leading out to the driveway to the side. The room has been finished with ceramic tiled surrounds.

### CONSERVATORY

16'0" x 12'2" (4.89 x 3.72)

A superb addition to the home enhancing the living accommodation to the ground floor further and a great space in which to enjoy the garden whatever the weather. The conservatory is wooden framed with double glazed windows having a tiled floor and french doors out onto the patio.



### BEDROOM THREE

14'0" x 13'0" (4.28 x 3.97)

A sizeable double bedroom with a window to the front aspect and benefitting from a range of fitted wardrobes.

### BEDROOM FOUR

10'11" x 10'2" (3.33 x 3.11)

A further double bedroom to the ground floor, this time overlooking the rear aspect and also benefitting from fitted wardrobes.

### STUDY/ BEDROOM FIVE

9'6" x 9'0" (2.92 x 2.76)

Home office, snug or box bedroom this versatile space has a window to the front aspect.

### BATHROOM/WC

The ground floor bathroom is fitted with a four piece suite to include a double ended bath, corner shower cubicle with mains fed shower. There is also a wall hung handbasin and a WC. The room has been finished with stylish tiling and has a window to the rear aspect.

### FIRST FLOOR

#### LANDING

Leading to both of the double bedrooms to this floor.

### BEDROOM ONE

16'1" x 15'0" (4.92 x 4.58)

The principle bedroom of the home is a spacious room light and bright with two velux windows. The room enjoys bathroom ensuite facilities and built in wardrobes.

### ENSUITE

The modern ensuite comprises of a range of built in vanity storage units and has a double ended bath with hand held shower mixer, hand basin and WC. The room has been finished in attractive ceramics and has a velux window to the rear aspect.

### BEDROOM TWO

17'4" x 10'9" (5.29 x 3.30)

Again, a sizeable double room also boasting an ample range of fitted wardrobes.

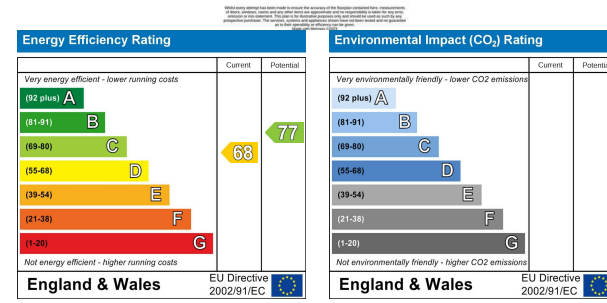
### EXTERNALLY

Externally the property occupies a very generous plot with a large lawned frontage and sweeping gravelled driveway and hardstanding allows for parking for several vehicles and this in addition to a double garage, which also has storage and utility room. The rear garden a very good size, well established and mainly laid to lawn with an ornamental pond and an abundance of mature plants, trees and shrubs. A trellis archway leads at the rear of the garden leads through to an established orchard and open views across countryside beyond, the garden is a tranquil and private space in which to enjoy.

The garage measures 3.85 x 6.92 and has an inspection pit, storage to the eaves, fitted storage units and light and power. There is a personnel door for easy access and a storage and utility area which are both very useful.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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