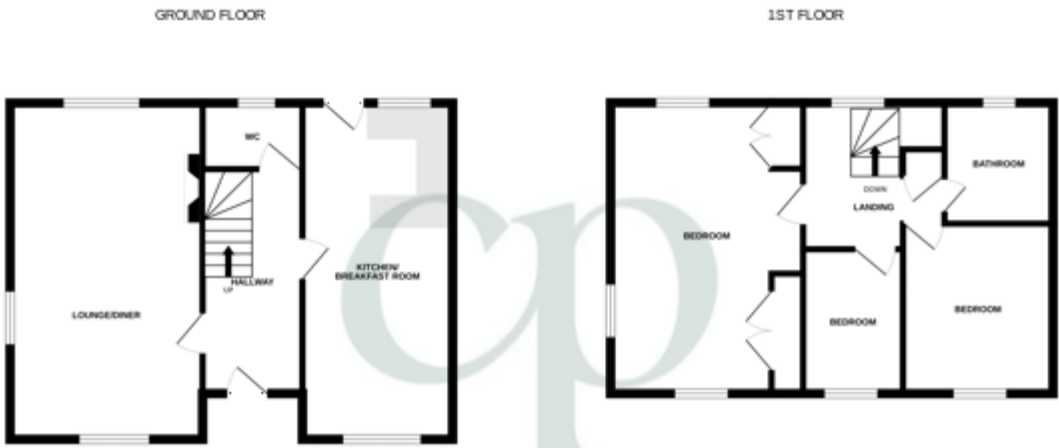
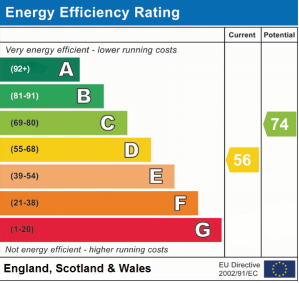




Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2020



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

Viewing by appointment only

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An exceptional opportunity to aquire a semi-detached family home occupying a superb expansive plot in one of Barton Le Clays most prestigious and sought after residential locations.

- No upper chain
- Potential for extension (subject to planning)
- Three Bedrooms
- Kitchen/Diner
- Front and West facing rear gardens
- Garage and ample parking

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, radiator, stairs to first floor.

Cloakroom

Double glazed window to rear, part tiling to splashback areas, wash hand basin and low level w/c, understairs cupbaord.

Lounge

5.61m x 3.60m (18' 5" x 11' 10")
Double glazed windows to front, side and rear, wall light points, feature fire place, radiator.

Kitchen/Breakfast Room

6.40m x 2.90m (21' 0" x 9' 6")
Double glazed window to front and rear, a range of base and wall mounted units with worksurfaces over, breakfast bar, 1.5 stainless steel sink and drainer, floor mounted gas boiler plumbing for washing machine, radiator, door to rear.

First Floor

Landing

Double glazed window, airing cupboard housing hot water tank, loft access.

Bedroom One

5.53m x 3.32m (18' 2" x 10' 11")
Double glazed windows to front, rear and side, fitted wardobes, radiator.



Bedroom Two

3.51m x 2.89m (11' 6" x 9' 6")
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

2.57m x 2.75m (8' 5" x 9' 0")
Double glazed window to front, fitted wardrobes, radiator.

Bathroom

Double glazed window to rear, towel rail, part tiling to splashback areas, sute compromising of panelled bath with shower over, wash hand basin and low level w/c.

Outside

Rear Garden

Large patio area, lawn area, mature shrubs and flower borders, outside tap, brick built shed.

Front Garden

Shrubs and flower borders.

Single Garage

Power and light.

Parking

Parking for numerous cars

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

