

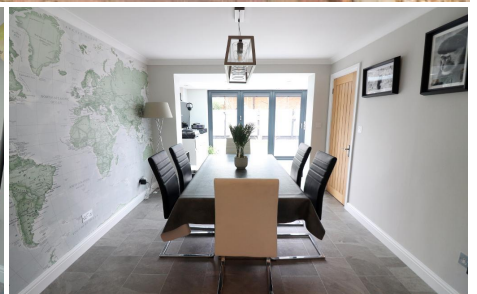


# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - £415,000**

Lancaster Close, Barton Le Clay, Bedfordshire, MK45 4PY



## KEY FEATURES:

- VERY IMPRESSIVE EXTENDED FAMILY HOME • THREE WELL PROPORTIONED BEDROOMS • NESTLED IN A CUL DE SAC LOCATION • BEAUTIFUL OPEN-PLAN KITCHEN/FAMILY ROOM • GAS CENTRAL HEATING VIA A COMBI BOILER • NEUTRAL DÉCOR WITH SMOOTH CEILINGS • BLOCK PAVED DRIVEWAY • GROUND FLOOR BATHROOM & FIRST FLOOR WC

## Description

MANTONS ESTATE AGENTS are pleased to bring to market this truly exceptional three bedroom extended semi detached family home nestled at the foot of a cul de sac in the popular village of Barton Le Clay.

Beautiful condition throughout with significant upgrades, modifications & a rear extension, boasting over 1050 sqft of living accommodation. Extended the rear providing a 'hub of the home' kitchen/diner/family room & bathroom suite (original bathroom is now a utility room).

Decorated to a contemporary theme though-out with smooth ceilings & modern floor coverings. Solar panels, combination boiler, replacement internal doors & a low maintenance West facing garden are just a few of the attributes this impressive home has to offer, an internal viewing is a must to fully appreciate.

In brief the property comprises; Entrance hall with stairs rising to the first floor, utility room leading through to a modern ground floor bathroom suite, 16ft living room with feature fire place, fitted kitchen/diner with large larder cupboard, family room with feature ceiling lantern & bi-fold doors. Leading from the landing on the first floor are three well proportioned bedrooms & a cloakroom.

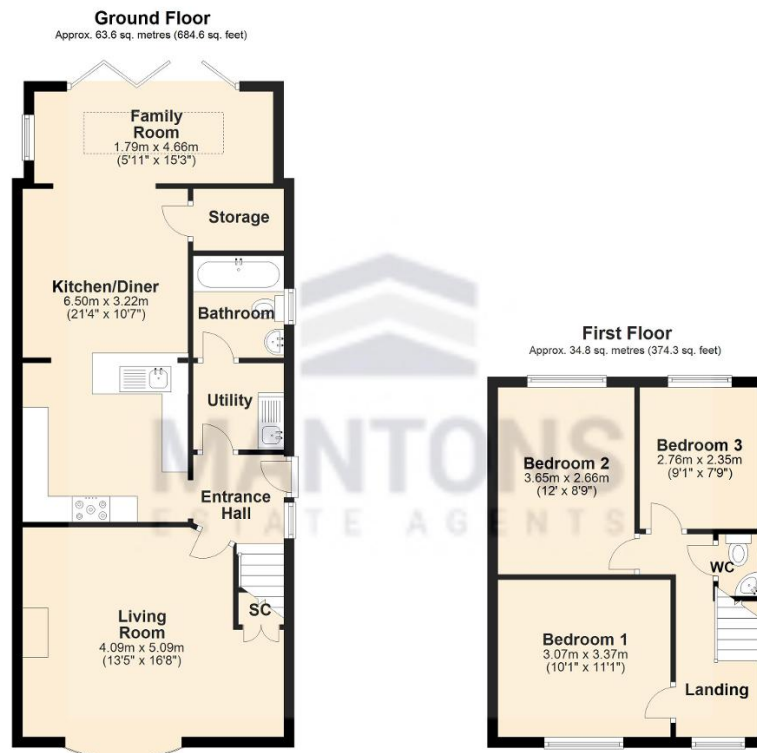
Further benefits include; Replacement double glazed windows & door (to front), block paved driveway providing ample off road parking, West facing rear garden with paved patio & artificial lawn, side access & storage area.

Contact Mantons Estate Agents to arrange a viewing or for further information on this very impressive home.

Lancaster Close is a small close located in the the popular village of Barton-Le-Clay. Positioned within walking distance to a vast array of amenities including; Coop supermarket, doctors, restaurants, post office, pharmacy & public houses. Scenic walks over Barton springs & local bus service are all on the door step. Easy access to Harlington Thames Link station and M1 motorway. Ramsey Lower, Arnold Middle & Harlington Upper are the school catchments.

## Additional Information

EPC Rating C. Council Tax Band C. 1058 sqft (Approx).



Total area: approx. 98.4 sq. metres (1058.9 sq. feet)