



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £350,000

Sand Lane, Silsoe, Bedfordshire, MK45 4QU



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • TWO RECEPTION ROOMS • NO UPPER CHAIN COMPLICATIONS • AMPLE POTENTIAL TO EXTEND (STP) • AMPLE OFF ROAD PARKING • GENEROUS SIZE REAR & SIDE GARDEN • IN NEED OF SOME MODERNISING

## Description

MANTONS ESTATE AGENTS proudly presents this inviting three-bedroom semi-detached family home, boasting a seamless blend of comfort & potential for expansion, all without the hassle of an upper chain.

Nestled on a generous plot, this residence offers captivating views of open greenery to the rear, setting the scene for tranquil living. Ample off-road parking, ideal for multiple vehicles, further enhances the appeal of this property.

Upon entry, you're greeted by an inviting entrance hall leading to a cozy living room, a functional kitchen, and a spacious dining room, providing ample space for family gatherings & entertaining. Upstairs, three generously sized bedrooms await, accompanied by a well-appointed bathroom.

Benefitting from double glazed windows & doors, as well as oil central heating, this home ensures comfort throughout the seasons. Additionally, the larger-than-average side & rear gardens, complete with a paved patio, offer the perfect outdoor retreat for relaxation and recreation.

Don't miss the opportunity to explore the potential of this charming property. Contact Mantons Estate Agents today for more information or to schedule a viewing and take the first step toward making this your dream family home.

Sand Lane is ideally situated between the highly desirable villages of Silsoe & Barton Le Clay, offering residents a tranquil setting with convenient access to amenities. Occupying a generous plot, this property presents ample opportunities for expansion and customization to suit individual preferences.

Nature enthusiasts will appreciate the proximity to the stunning Wrest Park & the picturesque open countryside, providing endless opportunities for outdoor recreation and relaxation. Families with school-aged children will benefit from the proximity to reputable educational institutions, including Pulloxhill Lower School, Arnold Middle School, and Harlington Upper School, all within the catchment area.

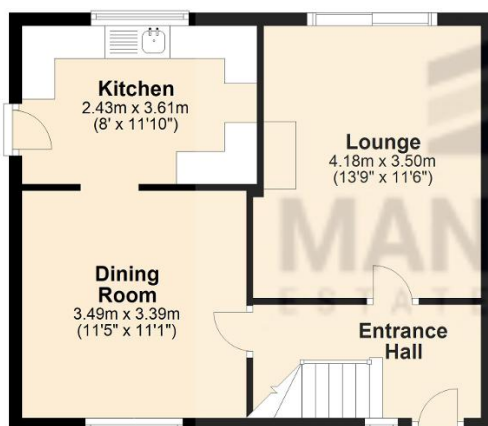
## Additional Information

EPC Rating E. Council Tax Band C. 931 sqft (Approx).



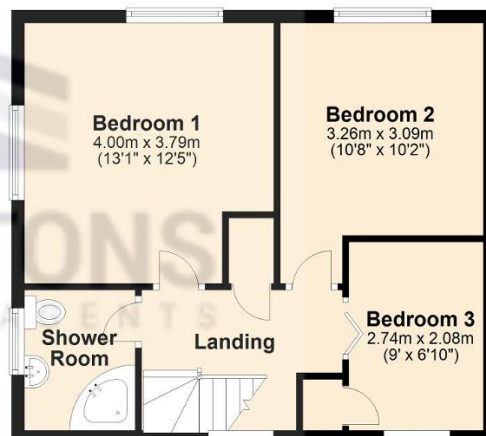
### Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 sq. feet)