



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - £525,000**

Manor Road, Barton Le Clay, Bedfordshire, MK45 4NP



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • EXTENDED TO THE REAR • NO UPPER CHAIN COMPLICATIONS • THREE WELL PROPORTIONED BEDROOMS • 17FT KITCHEN/FAMILY ROOM TO THE REAR • 100FT (APPROX) SECLUDED REAR GARDEN • SHOWER ROOM & BATHROOM • NINE SOLAR PANELS WITH TESLA POWER WALL

## Description

MANTONS ESTATE AGENTS are pleased to bring to market this rarely available 1930's three bedroom extended semi detached family home located in the popular village of Barton Le Clay with no upper chain complications.

In 2018, the property underwent significant modifications, including the installation of solar panels with a Tesla Powerwall for storing solar energy, replacement boiler, radiators & fuse boards.

The living space boasts over 1140 sqft with ample potential to extend further, to the side & loft space (stp). Beautiful 17ft kitchen/family room with 'French' doors opening the rear garden, 100ft (Approx.) secluded rear garden & refitted ground floor shower room & first floor bathroom are just a few of the attributes has to offer, an internal viewing is a must to fully appreciate.

The property comprises; Entrance hall with stairs rising to the first floor (combination boiler housed in under stairs storage cupboard), refitted shower room with underfloor heating, open-plan lounge & dining area with bay window to the front, refitted 17ft kitchen/family room with ample units, integrated appliances & wet underfloor heating. To the first floor are three well proportioned bedrooms & a refitted family bathroom suite with 'Spa' bath & underfloor heating. Leading from the master bedroom is access to the loft room via a loft ladder, The loft room features twin Velux windows & electricity, with potential for a full conversion.

Further benefits include; Double glazed windows & doors, mature rear garden which is mainly laid to lawn with paved patio, plum tree & feature garden Well (approximately 6m deep), gravelled driveway providing ample off road parking leading to a larger than average garage with electric roll over doors allowing for access to the rear garden & a 'Zappi' electric car charger.

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

Welcome to Manor Road, nestled in the heart of the sought-after village of Barton-Le-Clay. This exceptional property graces a generous plot, presenting an exciting opportunity for expansion (stp). Immerse yourself in the charm of this locale, where convenience meets comfort.

Discover the ease of daily living with a plethora of amenities within walking distance. From the essentials like the Coop and doctors to the local post office, restaurants, public houses, chemist, butchers and schools, everything you need is at your fingertips. For those who appreciate the outdoors, scenic walks over Barton springs await, providing a tranquil escape right at your doorstep. The availability of a local bus service adds to the accessibility of this picturesque village.

