



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - Offers in Excess of £350,000

Stuart Road, Barton Le Clay, Bedfordshire, MK45 4ND



KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME
- EXTENDED TO THE REAR
- PLANNING GRANTED TO EXTEND FURTHER
- FITTED KITCHEN/DINER & BATHROOM
- 13FT LIVING ROOM WITH WOOD BURNER STOVE
- CONSERVATORY WITH A NEWLY INSTALLED ROOF
- DECORATED TO A CONTEMPORARY THEME
- SECLUDED REAR GARDEN WITH GARDEN SHED

Description

MANTONS ESTATE AGENTS are delighted to present this impressive three bedroom extended semi detached family home, situated in the highly desirable village of Barton-Le-Clay.

While planning permission for a double-storey front, rear & side extension has lapsed, there is potential for reapproval, offering fantastic scope for further development (plans available to view). The property offers modern features throughout, including an open-plan kitchen/diner that leads to a 10ft conservatory, recently upgraded with a new tiled roof. The secluded east facing rear garden provides a tranquil outdoor space, complete with a larger-than-average shed & solar panels, adding energy efficiency to the home with a performance rating of A.

Decorated in a contemporary style, featuring smooth ceilings, modern floor coverings & replacement internal doors. The ground floor consists of an entrance hall leading to the first-floor staircase, ground floor bathroom, 13ft living room with a feature wood burner stove & a spacious kitchen/diner with ample counter space & storage. The conservatory opens directly onto the rear garden via double doors, offering a perfect flow for entertaining.

On the first floor, the three well proportioned bedrooms include a main bedroom with an opening to the second bedroom, which currently serves as a walk-in wardrobe. This space can easily be converted back into a separate bedroom by reinstating the wall.

Additional features of the property include a block paved driveway offering ample off-road parking, gas central heating provided by a replacement combination boiler, double glazed windows & doors throughout & cavity wall insulation. The east facing rear garden is beautifully designed, with a paved patio area ideal for relaxing or hosting gatherings.

Contact Mantons Estate Agents today to arrange a viewing or request further information.

Located on the highly sought-after Stuart Road in the heart of the charming village of Barton-Le-Clay, this property offers the perfect blend of village life & convenience. Just a short walk away, you'll find a wide variety of amenities, including a Co-op supermarket, local butchers, dentists, children's play parks, doctors surgery, restaurants & traditional public houses.

For nature lovers, Barton Springs provides scenic walking trails right on your doorstep. The area is well-served by a local bus service, while commuters will benefit from easy access to Harlington Thameslink Station, A6 & the M1 motorway.

Families will appreciate the excellent school catchment options, including Ramsev Lower, Arnold



Total area: approx. 75.3 sq. metres (810.0 sq. feet)