



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Rent - £1,600 per month**

Churchill Road, Barton Le Clay, Bedfordshire, MK45 4NH



## KEY FEATURES:

- STUNNING SEMI DETACHED HOME • FULLY FURNISHED • AVAILABLE TO RENT THE END OF FEBRUARY •
- THREE BEDROOMS • BEAUTIFUL OPEN-PLAN KITCHEN/FAMILY ROOM • DECORATED TO A CONTEMPORARY THEME • HOME OFFICE/GARDEN ROOM • SOUTH FACING REAR GARDEN

## Description

MANTONS LETTINGS is delighted to offer this stunning, fully furnished three bedroom extended semi detached home in the highly sought after village of Barton Le Clay. Available for occupancy towards the end of February at £1,600 per month, this property is perfect for those seeking modern living in a desirable location.

With its open-plan kitchen, dining & family room and a vaulted ceiling in the master bedroom, this home truly has it all. It is decorated in a contemporary style throughout, featuring modern flooring & smooth ceilings. Additional highlights include a home office in the rear garden, a luxurious four-piece bathroom suite & a generously sized south facing rear garden.

The property's layout comprises a spacious entrance hall with stairs rising to the first floor, cloakroom, utility room & living room. The fitted kitchen boasts a feature mantle, timber worktops, a Butler sink & integrated appliances, flowing seamlessly into an 18ft family/dining room with a centre island, skylight & patio doors leading to the rear garden. Upstairs, you'll find three well proportioned bedrooms & a modern four piece bathroom suite, with the master bedroom featuring fitted hanging rails.

Additional benefits include double glazed windows & doors, gas central heating serviced by a combination boiler and a paved driveway offering ample off road parking. The private south facing rear garden is perfect for entertaining, with a timber decking area, a gazebo complete with a built-in pizza oven & BBQ and a versatile home office that is fully insulated with power & lighting. Behind the home office, there is a large storage room for added convenience.

For further information or to arrange a viewing, please contact Mantons Lettings.

## ADDITIONAL INFORMATION

EPC Rating E  
Council Tax Band C  
Available to rent immediately  
Deposit £1845.00 (5 weeks rent)  
Holding deposit £369.00 (1 weeks rent)  
Fully furnished  
No access to the loft  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D1228

