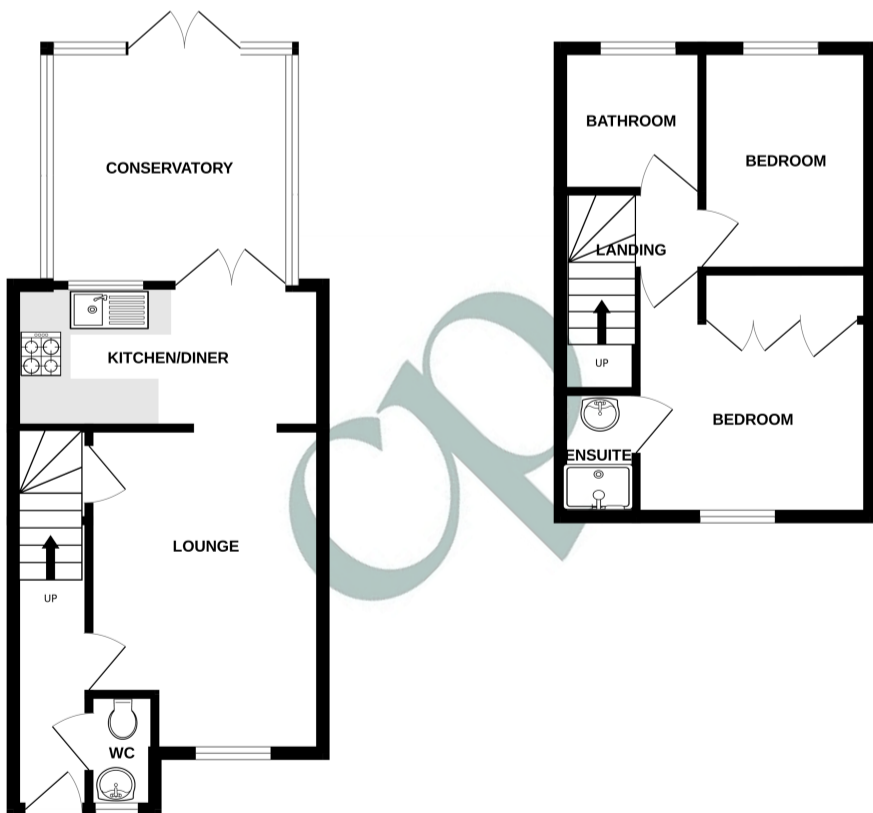




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mirograph ©2024

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A well presented two bedroom semi-detached home set in the Grange Farm Development of Barton-Le-Clay, being offered with no onward chain - a perfect first time buy or investment.

- Kitchen/breakfast room.
- Master bedroom with shower en-suite.
- Garage and off-road parking.
- No onward chain.
- Ground floor cloakroom and first floor family bathroom.

## Ground Floor

### Entrance Hall

Double glazed entrance door, stairs rising to first floor, oak laminate flooring.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator, double glazed window to the front, oak laminate flooring.

### Lounge

14' 3" x 10' 4" (4.34m x 3.15m) Under stairs cupboard, oak laminate flooring, double glazed window to the front, radiator.

### Kitchen/Diner

13' 10" x 8' 6" (4.22m x 2.59m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, electric oven with hob and extractor fan over, space for fridge freezer and washing machine, oak laminate flooring, radiator, double glazed window and double glazed sliding patio doors into:

### Conservatory

10' 5" x 10' 3" (3.17m x 3.12m) Ceramic tiled flooring, double doors opening onto the rear garden.



## First Floor

### Landing

Access to loft, airing cupboard housing boiler, double glazed window to the side.

### Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m) Fitted wardrobes, double glazed window to the front, radiator.

### Ensuite

A suite comprising of a shower cubicle, vanity unit wash hand basin, radiator, double glazed window to the side.

### Bedroom Two

10' 4" x 6' 11" (3.15m x 2.11m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, radiator, double glazed window to the rear.

## Outside

### Rear Garden

Lawn and patio areas, shingle seating area to the rear, timber fencing.

### Parking

Single garage with parking to the front.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

