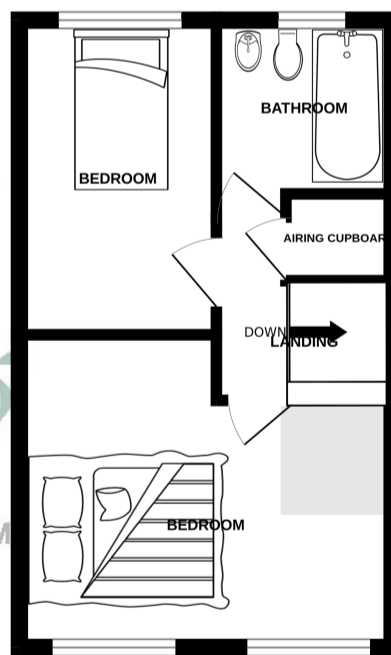
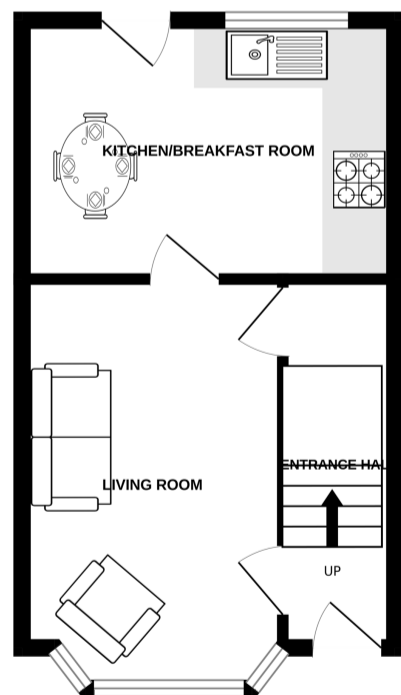




GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/20/24

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
www.country-properties.co.uk

A stunning Two Bedroom Semi Detached House situated within the Grange Farm Development, one of Barton's most prestigious locations. To be sold with no upper chain and within excellent school catchments.

- Stunning south facing rear garden
- Lounge with double glazed bay fronted window
- Refitted kitchen breakfast room

GROUND FLOOR

Entrance

Storm canopy. Double glazed door into Entrance Hall

Single panel radiator. Stairs to first floor. Panel door with chrome furnishings into;

Lounge (Reception)

14' 8" into bay x 9' 7" (4.47m x 2.92m) Double glazed bay windows to front aspect. Carpet as fitted. Wall mounted radiator. Tv point. Panel door with chrome furnishings to under stairs cupboard with light. Panel door with chrome furnishings into;

Kitchen/Breakfast room

12' 11" x 8' 9" (3.94m x 2.67m) Superb range of base and wall mounted units with matching roll work surfaces. Stainless steel single drainer sink with mixer taps and cupboards below. Plumbing for washing machine. Concealed extractor hood. Four ring gas hob and oven under. Range of splash back tiles. Ceramic tile flooring. Area for stand up fridge freezer. Single panel radiator. Breakfast area. Spot lights. Wall mounted boiler for domestic hot water and gas central heating. Double glazed window and frosted UPVC double glazed door to rear aspect.

FIRST FLOOR

Landing

Carpet as fitted. Access to loft, loft insulated. Panel door with chrome furnishings to airing cupboard with tank and shelving.



Bedroom One

12' 10" x 10' max (3.91m x 3.05m) Two double glazed windows to front aspect. Carpet as fitted. Single panel radiator.

Bedroom Two

12' 4" x 6' 6" (3.76m x 1.98m) Double glazed window to the rear aspect. Single panel radiator. Carpet as fitted.

Family Bathroom

Frosted double glazed window to rear aspect. P bath with mixer taps and power shower over. Low level WC. Pedestal wall mounted wash hand basin. Range of splash back tiles. Vinyl flooring. Single panel radiator.

OUTSIDE

Garden To Front

Shaped lawn with shrubs and flower borders.

Garden To Rear

Good sized patio. Timber fences to sides and rear. Shaped lawn with shrubs and flower borders. Mature and south facing rear garden. Outside tap. Driveway at side of property, off road parking for two cars.

