



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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

An extended three bedroom semi-detached family home situated in the popular area of Barton-Le-Clay and within excellent school catchments.

Ground Floor

Entrance Hall

Composite entrance door to front, laminate flooring, radiator, stairs rising to first floor.

Bathroom

A suite comprising of a panelled bath with mixer taps for shower attachment, low level WC, vanity unit wash hand basin, double glazed window to rear, heated towel rail, tiling to splashbacks.

Lounge

16' 8" x 13' 4" into alcoves (5.08m x 4.06m) Double glazed window to front, laminate flooring, radiator, understairs cupboard, wall mounted electric fire.

Dining Room

10' 6" x 8' 5" (3.20m x 2.57m) Radiator, ceramic tiled flooring, opening into:

Kitchen/Breakfast Room

10' 6" x 9' 5" (3.20m x 2.87m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer with mixer taps over, four ring electric hob, built-in eye level oven, tiling to splashbacks, ceramic tiled flooring, space and plumbing for washing machine, space and plumbing for dishwasher, two double glazed windows and door to rear.



First Floor

Landing

Fitted carpet, double glazed window, airing cupboard with shelving, access to loft.

Bedroom One

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front, radiator, fitted carpet, built-in cupboard with shelving.

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m) Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m) Double glazed window to rear, radiator, fitted carpet.

Outside

Front Garden

Mainly laid to lawn, shrubs and flower borders, brick retaining wall.

Rear Garden

Large lawned area, patio area, shrubs and flower borders, timber fencing to sides and rear.

Parking

Block paved driveway and turning point.

Garage

Up and over door, window and door to side.

