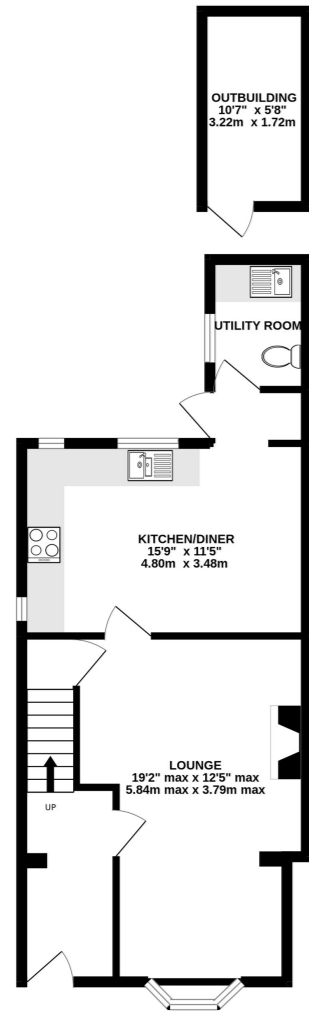
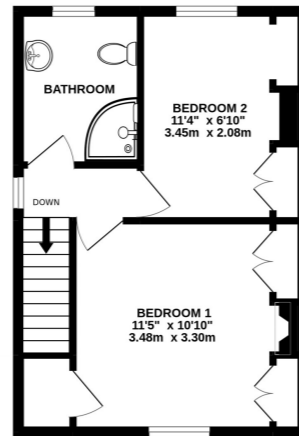


# Floor Plans

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

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.  
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## 25, Barton Road

Gravenhurst, Bedfordshire,

MK45 4JP

£325,000

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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**COUNTRY PROPERTIES**  
PART OF HUNTERS

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This beautifully presented two bedroom cottage is ideal for any first time buyer and is offered with the ongoing chain in place.

- Oil fired heating.
- Character features throughout.
- Two bedrooms.
- Kitchen/Diner and separate lounge.
- Separate utility with downstairs WC.
- Off-road parking for one car.

### GROUND FLOOR

#### Entrance Hall

Wooden entrance door, stairs rising to first floor.

#### Lounge

Max. 19' 2" x 12' 5" (5.84m x 3.78m)  
Feature fireplace, access to under stairs cupboard, double glazed bay window to the front, radiator.

#### Kitchen/Diner

15' 9" x 11' 5" (4.80m x 3.48m) A range of base and wall mounted units with wooden work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated Smeg oven, electric hob and extractor, integrated dishwasher, access to rear lobby with stable door to garden and space for a fridge freezer, oil fired boiler, two double glazed windows to the rear and double glazed window to the side, radiator.

#### Utility/WC

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine, low level WC, double glazed window to the side, radiator.

### First Floor

#### Landing

Access to loft, double glazed window to the side.

#### Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)  
Feature fireplace, fitted wardrobes, double glazed window to the front, radiator.

#### Bedroom Two

11' 4" x 6' 10" (3.45m x 2.08m) Fitted wardrobes, double glazed window to the rear, radiator.

#### Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

### Outside

#### Rear Garden

An east facing, landscaped, tiered garden - mainly laid to lawn with steps up to patio seating area at the top of the garden, outbuilding for storage, side access, oil tank.

#### Parking

Driveway providing off-road parking for one car.

