



# Sharpenhoe Road

Barton-le-Clay,  
Bedfordshire, MK45 4SD  
£280,000

country  
properties

Set within a popular village, handy for the local shops and amenities on adjacent Bedford Road, this charming character cottage offers well presented accommodation including a generous 18'11" open plan living/dining room with feature fireplace. There is an attractive fitted kitchen with a range of integrated appliances (as stated) and direct access to the rear courtyard garden with southerly aspect, whilst the first floor features two double bedrooms along with a modern shower room. A brick-built outbuilding provides useful storage to rear. For the commuter, Harlington's mainline rail station is within 3.5 miles, the A6: 0.6 miles and M1: 4.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Via wooden front entrance door with opaque glazed inserts to:

### LIVING/DINING ROOM

Double glazed window to front aspect. Feature fireplace housing living flame effect gas fire. Two radiators. Stairs to first floor landing. Opaque glazed door and internal window to:

### KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating recessed sink with mixer tap. Built-in electric double oven, hob and extractor. Integrated dishwasher and washing machine. Recessed spotlighting to ceiling. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in airing cupboard. Radiator. Doors to both bedrooms and (sliding door) to shower room.

### BEDROOM 1

Double glazed window to front aspect. Built-in double wardrobe. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### SHOWER ROOM

Opaque glazed internal window to bedroom 2. Three piece suite comprising: Walk-in shower with fixed rainfall style showerhead and additional hand-held attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring.



## OUTSIDE

### REAR COURTYARD GARDEN

Mainly laid to paving. Raised flower bed. Enclosed by fencing with gate leading to shared access to front and rear/outbuilding.

### OUTBUILDING

Brick-built with pitched, tiled roof. Window to front aspect.

Current Council Tax Band: B.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

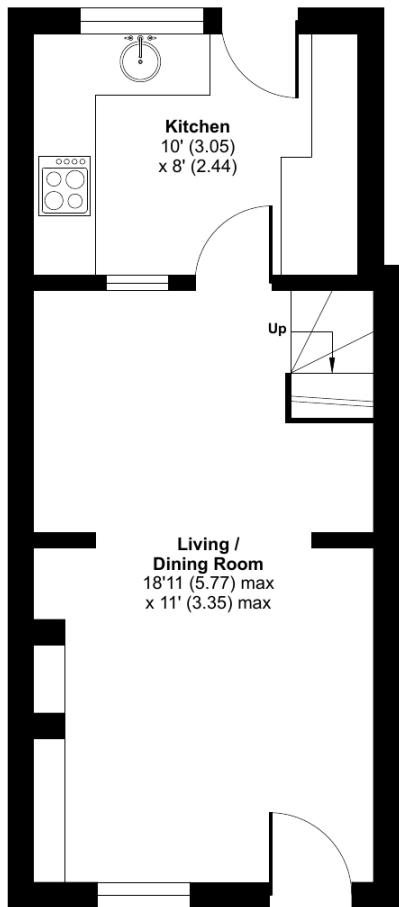
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

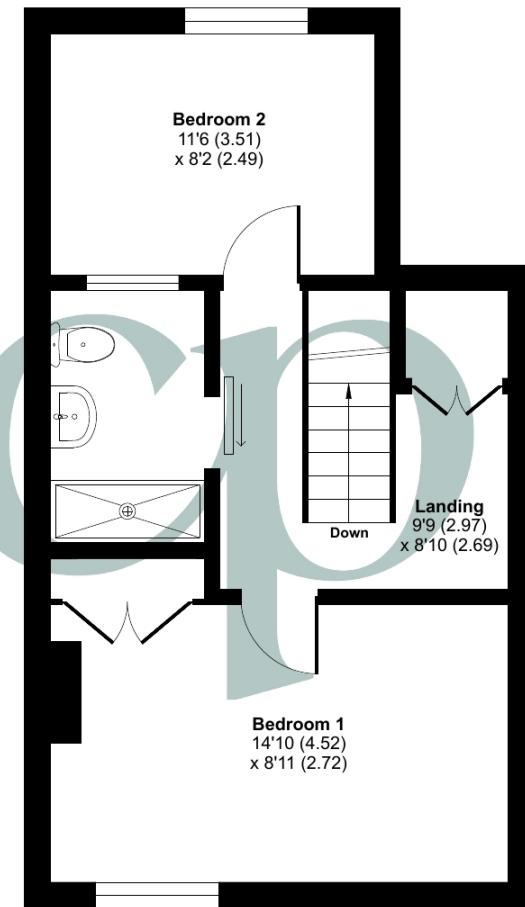
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



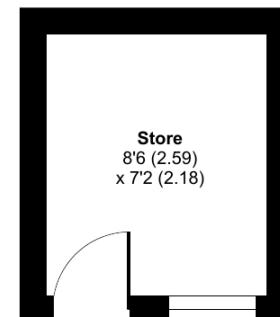
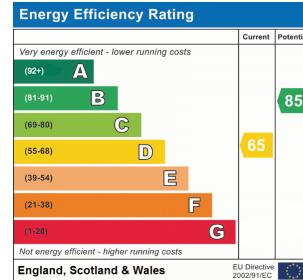


GROUND FLOOR



FIRST FLOOR

Approximate Area = 670 sq ft / 62.2 sq m  
 Outbuilding = 61 sq ft / 5.7 sq m  
 Total = 731 sq ft / 67.9 sq m  
 For identification only - Not to scale



OUTBUILDING



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024.  
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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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