

# Floor Plans



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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## 17, Manor Road

Barton-le-Clay, Bedfordshire,  
 MK45 4NP  
 £350,000

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

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)



Set in one of Barton-le-clay's most prestigious road, this two bedroom 1950s semi-detached house benefits from a large rear garden with potential to extend subject to planning.

- Spacious lounge and a double glazed conservatory.
- Two bedrooms.
- Ample off-road parking.
- 'L' shaped kitchen/breakfast room.
- Large rear garden.
- Family bathroom.

### Ground Floor

#### Entrance Hall

Entrance door to the front, stairs rising to first floor, under stairs cupboard, double glazed window to the front, radiator.

#### Lounge

16' 10" x 9' 11" (5.13m x 3.02m)  
Feature fireplace (not in use), wall light points, double glazed window to the front, two radiators, opening into:

#### Conservatory

12' 03" x 8' 8" (3.73m x 2.64m) Double doors to the rear, ceramic tiled flooring with underfloor heating, ceiling light and fan.

#### Kitchen/Breakfast Room

13' 6" x 13' 4" > 8' 11" (4.11m x 4.06m > 2.72m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, double glazed door and window to the rear, radiator.

### First Floor

#### Landing

Airing cupboard housing combi-boiler, access to loft, double glazed window to the front.

#### Bedroom One

16' 10" x 8' 9" plus door recess (5.13m x 2.67m) Double glazed windows to the front and side, radiator.

#### Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m) Double glazed window to the rear, radiator.

#### Bathroom

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

### Outside

#### Front Garden

Lawn area and ample off-road block paved parking.

### Rear Garden

A large garden mainly laid to lawn, mature fruit trees, outside light and tap, brick-built shed plus additional wooden shed, access to front.

