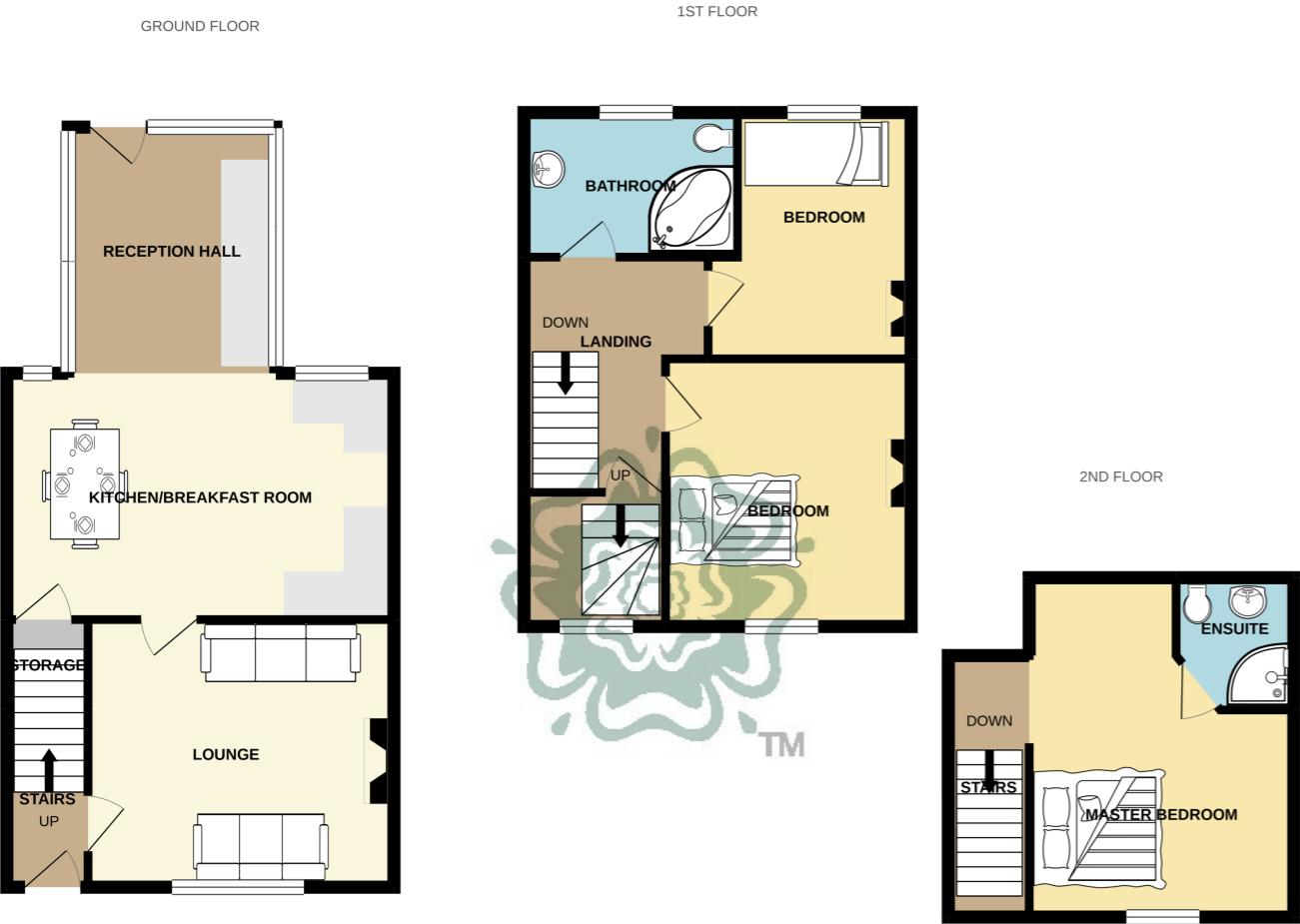


# Floor Plans



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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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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[www.country-properties.co.uk](http://www.country-properties.co.uk)



## Two, Springvale Cottages

Barton Road, Gravenhurst,  
Bedfordshire, MK45 4JL  
£375,000



A truly stunning Edwardian mid-terraced three bedroom cottage with panoramic views overlooking the open countryside.

- Master bedroom with ensuite shower room.
- Front and rear gardens.
- Lounge with feature fireplace.
- Two parking spaces.
- Kitchen/Breakfast room.
- Two further bedrooms.

Ground Floor

Entrance via Conservatory

11' 0" x 9' 4" (3.35m x 2.84m) Double glazed windows to front and sides, ceramic tiled flooring, floor mounted oil fired boiler, space and plumbing for washing machine, radiator.

Lounge

13' 7" x 12' 0" (4.14m x 3.66m) Feature fireplace with wooden mantle and surround, wood effect flooring, double glazed window to the rear with views overlooking the open countryside, radiator.

Kitchen/Breakfast Room

17' 4" x 11' 0" (5.28m x 3.35m) A range of base and wall mounted units with beech block work surfaces over, inset double butler sink, tiling to splashbacks, integrated fridge freezer, ceramic tiled flooring, lead-light window to the front.

First Floor

Landing

Fitted carpet, radiator.

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m) Edwardian cast iron feature fireplace (not in use), fitted carpet, double glazed window to the rear, radiator.

Bedroom Three

10' 6" x 7' 10" (3.20m x 2.39m) Edwardian cast iron fireplace (not in use), fitted carpet, window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, window to the front.

Second Floor

Bedroom One

15' 0" x 11' 11" with restricted head height (4.57m x 3.63m) Double glazed window to the rear with panoramic views overlooking the countryside, fitted carpet, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, Velux window, heated towel rail.

Outside

Front Garden

Paving slabs with summer house (ideal for home office) and oil tank.

Rear Garden

Artificial lawn, patio area, timber fencing.

Parking

Off-road parking spaces for two cars.

