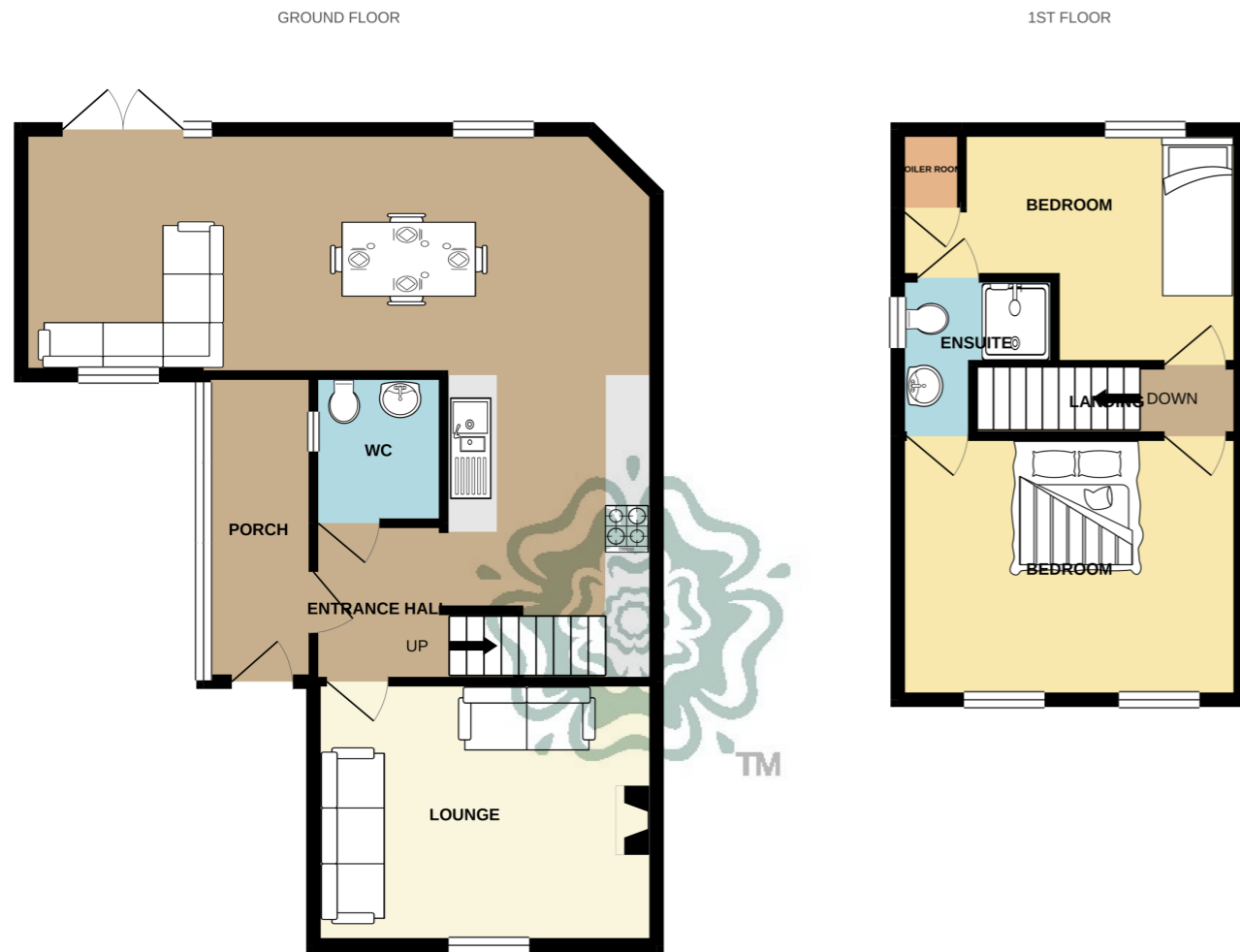
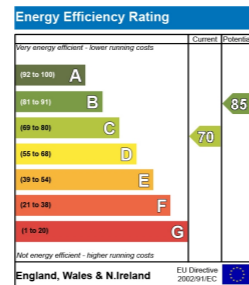


# Floor Plans



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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## 5, Churchill Road

Barton-le-Clay, Bedfordshire,

MK45 4NH

£365,000

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Viewing by appointment only

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**COUNTRY PROPERTIES**  
PART OF HUNTERS

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PART OF HUNTERS

Rarely available is this traditionally built two bedroom semi detached home with huge potential to further extend (STPP). Situated on a large corner plot and to be sold with no onward chain.

- Light oak kitchen units with integrated appliances.
- Extended 25ft family room.
- South westerly facing rear garden.
- Lounge with bay fronted window.
- Jack and Jill ensuite shower room.
- Ample block paved parking and room to build a garage (STPP).

### Ground Floor

#### Entrance Porch

12' 5" x 4' 3" (3.78m x 1.30m) Entrance door to the front, door into:

#### Entrance Hall

Laminate flooring, radiator, stairs rising to first floor.

#### Cloakroom

A suite comprising of a low level WC, wash hand basin, part tiling, heated towel rail, window to the front.

#### Open Plan Kitchen

12' 6" x 8' 6" (3.81m x 2.59m) A range of base and wall mounted light oak units with work surfaces over, 1.5 basin stainless steel sink and drainer, tiling to splashbacks, integrated Neff fridge freezer, split level double Neff oven, Neff gas hob with matching extractor hood over, laminate flooring, opening to:

#### Extended Family Room

25' 10" x 10' 01" (7.87m x 3.07m) Double French doors to the rear, two radiators, double glazed window to the rear, laminate flooring.

#### Lounge

14' 0" x 10' 6" into alcoves (4.27m x 3.20m) Double glazed bay window to the front, coving, fitted carpet, radiator.

### First Floor

#### Landing

Access to loft with ladder and light, fitted carpet.

#### Bedroom One

14' 0" x 10' 9" (4.27m x 3.28m) Two double glazed windows to the front, fitted carpet, radiator, door to:

#### Jack and Jill Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, vinyl flooring, double glazed window to the side, door to:

#### Bedroom Two

8' 6" x 6' 10" < 7' 3" (2.59m x 2.08m < 2.21m) Double glazed window to the rear, fitted carpet, radiator, cupboard housing combi-boiler.

### Outside

#### Front Garden

Lawn area with shrubs and flower borders, outside tap and power points.

#### Rear Garden

South westly facing garden, mainly laid to lawn with patio area and outside lighting, timber fencing, shed to remain.

#### Parking

Ample crazy paved driveway parking, double wooden gates and side gate to the rear garden.

