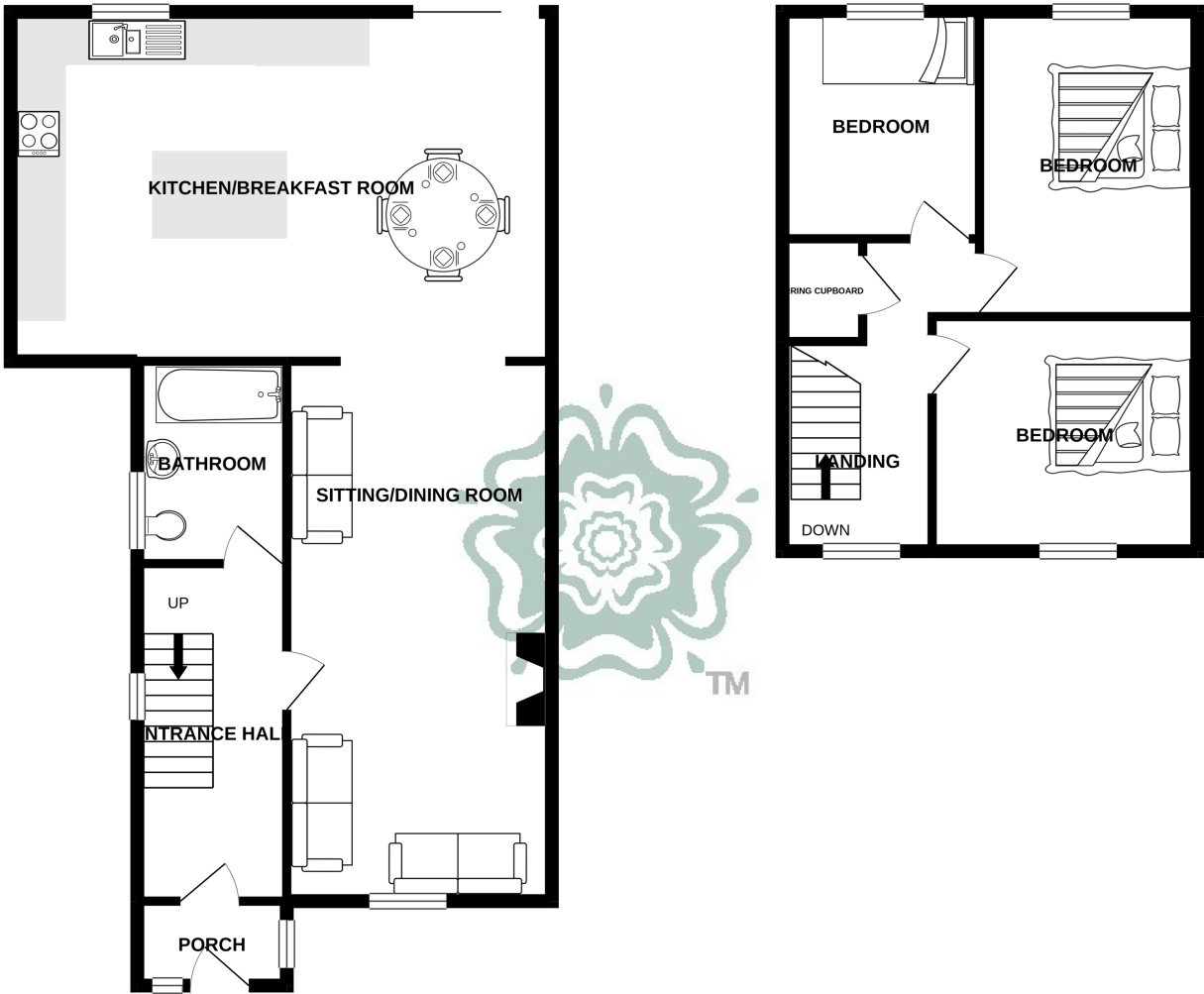


Floor Plans

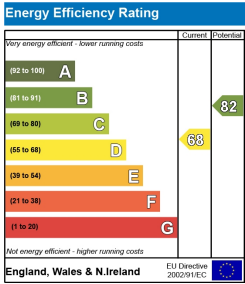
GROUND FLOOR

1ST FLOOR



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.



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A three bedroom semi detached family home with a substantial ground floor extension, situated in a popular location within the village of Barton-Le-Clay with the benefit of no onward chain.

- Walking distance to well regarded schools.
- Lounge/Diner.
- Front and rear gardens.
- Kitchen/breakfast room.
- Three bedrooms.
- Off-road parking.

Ground Floor

Entrance Porch

Double glazed door and window to the front, ceramic tiled flooring.

Entrance Hall

Double glazed window to the side, radiator, fitted carpet.

Lounge/Diner

22' 11" x 11' 4" (6.99m x 3.45m)
Electric fireplace, double glazed window to the front, fitted carpet, radiator, arched opening into:

Kitchen/Breakfast Room

23' 2" x 15' 01" (7.06m x 4.60m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, split level double oven, electric hob, double glazed patio doors and double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment over, wash hand basin, low level WC, fully tiled, heated towel rail, double glazed window to the side.

First Floor

Landing

Airing cupboard housing boiler and hot water tank, access to loft, double glazed window to the front.

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)
Double glazed window to the rear, fitted carpet, radiator.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)
Double glazed window to the front, fitted carpet, radiator.

Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m) Double glazed window to the rear, fitted carpet, radiator.

Outside

Rear Garden

Mainly laid to lawn, patio area, shrubs and flower borders, timber fencing.

Parking

Off-road driveway parking.

