



# MANTONS

ESTATE AGENTS

**2 Bedroom Semi-Detached for Rent - £1,250 per month**

Luton Road, Barton Le Clay, Bedfordshire, MK45 4LQ



## KEY FEATURES:

- IMMACULATE SEMI DETACHED FAMILY HOME • TWO GENEROUS SIZE BEDROOMS • AVAILABLE TO RENT IMMEDIATELY, £1250 PCM • DECORATED TO A CONTEMPORARY THEME • KITCHEN WITH APPLIANCES TO REMAIN • CENTRAL HEATING VIA COMBINATION BOILER • AMPLE OFF ROAD PARKING • 19FT LIVING ROOM & 15FT DINING ROOM

## Description

MANTONS LETTINGS are pleased to offer for rent this very well presented two bedroom semi detached home located in the highly sought-after village of Barton Le Clay, available to move into immediately for £1250.00 per month.

Recently decorated throughout to a contemporary, modern floor coverings & gas central heating serviced via a combination boiler are just a few of the attributes this impressive home has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, fitted kitchen with appliances to remain, utility room, 19ft living room with bi-fold doors opening to a 15ft dining room. Two spacious bedrooms & a modern bathroom suite.

Further benefits include; Double glazed windows & doors, block paved driveway providing ample off road parking, private East facing rear garden with paved patio, brick built storage room & timber built garden shed.

Contact Mantons Lettings for further information or to arrange a viewing.

## ADDITIONAL INFORMATION

EPC Rating D  
Council Tax Band C  
Available to rent immediately  
Deposit £1442.30 (5 weeks rent)  
Holding deposit £288.46 (1 weeks rent)  
Part furnished - White goods  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

Luton Road is located in the the popular village of Barton-Le-Clay, this particular property occupies a generous size plot whilst enjoying views over open Greenland to the front. Within walking distance to the vast array of amenities the village as to offer; Coop store, local shops, doctors, chemist, butchers, post office, restaurants & public houses. Scenic walks over the Bedfordshire countryside & Barton springs are both on the door step. Frequent bus links to both Bedford & Luton. Easy access to Harlington Thames Link station, M1 motorway & A6. Ramsey Lower, Arnold Middle & Harlington Upper are the school catchments.

