



MANTONS

ESTATE AGENTS

2 Bedroom End Terraced for Sale - Offers in Excess of £300,000

Clipstone Cottages, Barton Le Clay, Bedfordshire, MK45 4LL



KEY FEATURES:

- IMMACULATE END OF TERRACE COTTAGE • TWO BEDROOMS • OOZING CHARACTER & CHARM •
- DATING BACK TO THE LATE 1800'S • PRIVATE WEST FACING REAR GARDEN • GAS CENTRAL HEATING VIA A COMBI BOILER • DECORATED TO A NEUTRAL THEME THROUGHOUT • WALKING DISTANCE TO AN ARRAY OF SHOPS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this characterful two bedroom cottage, oozing charm in the popular village of Barton Le Clay.

Constructed in the late 1800's & decorated to a contemporary theme throughout with neutral floor coverings, smooth ceilings & larch doors. Replacement combination boiler (2017), private West facing rear garden & conservatory are just a few of the attributes this impressive property has to offer.

In brief the property comprises; 21ft lounge/diner with feature fire place & stairs rising to the first floor, fitted kitchen with ample units & counter space, conservatory overlooking the rear garden, inner lobby leading to the ground floor bathroom & storage cupboard. On the first floor are two bedrooms & ladder access leading the loft (housing combination boiler).

Further benefits include double glazed windows & doors, gas central heating, allocated parking bay, front garden (including shrubs towards the entrance), well tended rear garden with paved patio, mature shrubs & artificial lawn area (side access through neighbouring property for rear access).

Viewings come highly recommended, contact Mantons Estate Agents to arrange a visit.

Clipstone Cottages is nestled down a private driveway located in the heart of the popular village of Barton-Le-Clay. Positioned within walking distance to a vast array of amenities including; Coop, local shops, doctors, post office, pharmacy, restaurants & public houses. Scenic walks over Barton springs & local bus service are all on the door step. Easy access to Harlington Thames Link station and M1 motorway. Ramsey Lower, Arnold Middle & Harlington Upper are the school catchments.

Additional Information

EPC Rating D. Council Tax Band C. 693 sqft (Approx).



Ground Floor
Approx. 43.1 sq. metres (463.4 sq. feet)



First Floor
Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.7 sq. feet)