



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £360,000

Stuart Road, Barton Le Clay, Bedfordshire, MK45 4ND



## KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME
- EXTENDED TO THE REAR
- PLANNING GRANTED TO EXTEND FURTHER
- FITTED KITCHEN/DINER & BATHROOM
- 13FT LIVING ROOM WITH WOOD BURNER STOVE
- CONSERVATORY WITH A NEWLY INSTALLED ROOF
- DECORATED TO A CONTEMPORARY THEME
- SECLUDED REAR GARDEN WITH GARDEN SHED

## Description

MANTONS ESTATE AGENTS are delighted to present this impressive three bedroom extended semi detached family home, situated in the highly desirable village of Barton-Le-Clay.

While planning permission for a double-storey front, rear & side extension has lapsed, there is potential for reapproval, offering fantastic scope for further development (plans available to view). The property offers modern features throughout, including an open-plan kitchen/diner that leads to a 10ft conservatory, recently upgraded with a new tiled roof. The secluded east facing rear garden provides a tranquil outdoor space, complete with a larger-than-average shed & solar panels, adding energy efficiency to the home with a performance rating of A.

Decorated in a contemporary style, featuring smooth ceilings, modern floor coverings & replacement internal doors. The ground floor consists of an entrance hall leading to the first-floor staircase, ground floor bathroom, 13ft living room with a feature wood burner stove & a spacious kitchen/diner with ample counter space & storage. The conservatory opens directly onto the rear garden via double doors, offering a perfect flow for entertaining.

On the first floor, the three well proportioned bedrooms include a main bedroom with an opening to the second bedroom, which currently serves as a walk-in wardrobe. This space can easily be converted back into a separate bedroom by reinstating the wall.

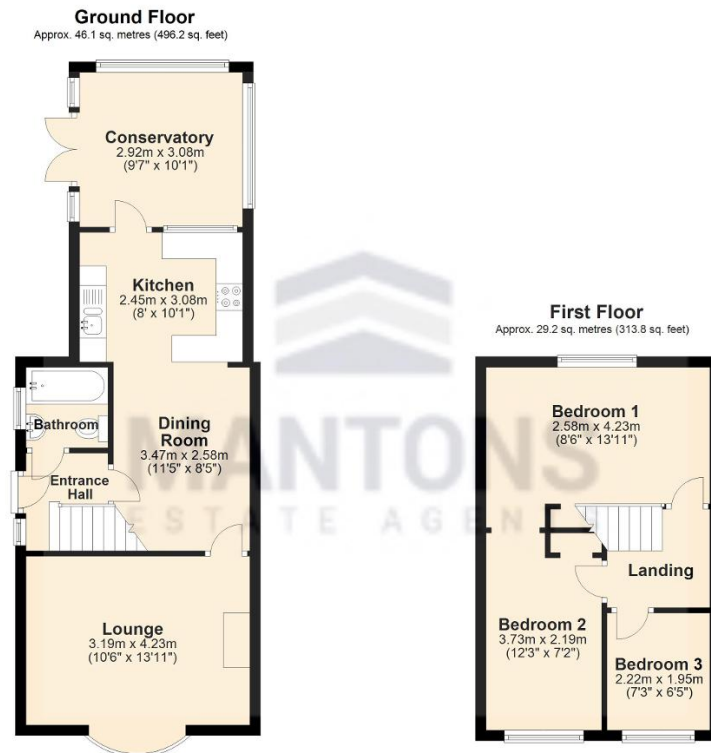
Additional features of the property include a block paved driveway offering ample off-road parking, gas central heating provided by a replacement combination boiler, double glazed windows & doors throughout & cavity wall insulation. The east facing rear garden is beautifully designed, with a paved patio area ideal for relaxing or hosting gatherings.

Contact Mantons Estate Agents today to arrange a viewing or request further information.

Located on the highly sought-after Stuart Road in the heart of the charming village of Barton-Le-Clay, this property offers the perfect blend of village life & convenience. Just a short walk away, you'll find a wide variety of amenities, including a Co-op supermarket, local butchers, dentists, children's play parks, doctors surgery, restaurants & traditional public houses.

For nature lovers, Barton Springs provides scenic walking trails right on your doorstep. The area is well-served by a local bus service, while commuters will benefit from easy access to Harlington Thameslink Station, A6 & the M1 motorway.

Families will appreciate the excellent school catchment options, including Ramsev Lower, Arnold



Total area: approx. 75.3 sq. metres (810.0 sq. feet)