



# MANTONS

ESTATE AGENTS

**3 Bedroom Semi-Detached for Sale - £450,000**

Manor Road, Barton Le Clay, Bedfordshire, MK45 4NU



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED CHALET HOME • TWO/THREE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • AMPLE POTENTIAL TO EXTEND (STP) • GARAGE & DRIVEWAY • 20FT CONSERVATORY & 19FT LIVING ROOM • WEST FACING REAR GARDEN • REPLACEMENT BOILER

## Description

Mantons Estate Agents are delighted to present this beautifully appointed two/three bedroom semi detached chalet home, located in the sought-after village of Barton-Le-Clay, offered with no upper chain complications.

This property is impressive both inside & out, featuring immaculate gardens, a stylish kitchen/breakfast room & an elegant living room, making it a must-see. Positioned on a generous plot, the home offers excellent potential for expansion to the side or into the eaves (subject to planning permission). The versatile layout allows the dining area to be utilised as a ground floor bedroom if desired. Additional features include a recently replaced boiler & many other appealing attributes.

The ground floor comprises an entrance porch & hallway with stairs leading to the first floor, a shower room & a fitted bathroom suite. The spacious 19ft living room features a charming fireplace & sliding patio doors that open into a 20ft conservatory. The dining area, which could double as a ground floor bedroom, complements the 13ft kitchen/breakfast room, fitted with integrated appliances & Granite worktops.

On the first floor are two generously sized bedrooms. The master bedroom benefits from fitted wardrobes, while the second bedroom offers access to the eaves for additional storage.

Further benefits include double glazed windows & doors, gas central heating serviced by a recently replaced boiler & a driveway providing ample off-road parking leading to a single garage with a WC. The property also boasts a generous front garden, a pleasant rear garden with a Westerly aspect & two convenient storage rooms.

Don't miss the opportunity to view this versatile & well maintained home. For further information or to arrange a viewing, contact Mantons Estate Agents today.

Welcome to Manor Road, nestled in the heart of the sought-after village of Barton-Le-Clay. This exceptional property graces a generous plot, presenting an exciting opportunity for expansion (stp). Immerse yourself in the charm of this locale, where convenience meets comfort.

Discover the ease of daily living with a plethora of amenities within walking distance. From the essentials like the Coop & doctors to the restaurants, public houses, chemist, butchers & schools, everything you need is at your fingertips. For those who appreciate the outdoors, scenic walks over Barton springs await, providing a tranquil escape right at your doorstep. The availability of a local bus service adds to the accessibility of this popular village.

