



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £290,000

Newbury Lane, Silsoe, Bedfordshire, MK45 4ET



## KEY FEATURES:

- CHARMING PERIOD COTTAGE • TWO WELL PROPORTIONED BEDROOMS • FITTED KITCHEN & GROUND FLOOR BATHROOM • LIVING ROOM WITH FEATURE FIRE • REPLACEMENT DOUBLE GLAZING • GAS CENTRAL HEATING VIA A COMBI BOILER • PRIVATE WEST FACING REAR GARDEN • OUTBUILDING/WORKSHOP

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this charming & characterful two bedroom cottage, brimming with history & situated in the popular village of Silsoe.

Dating back to the early 1700s, this delightful property is a true part of the villages heritage. It has been tastefully updated with a contemporary décor, featuring neutral floor coverings, replacement double glazing & a full rewire completed in 2018. The cottage benefits from gas central heating via a combination boiler & boasts a private, West facing rear garden with access to an outbuilding/workshop.

The ground floor comprises an entrance porch with stairs leading to the first floor, a cosy living room with a feature fireplace & newly fitted carpet & a well equipped kitchen offering ample units & counter space. An inner lobby leads to the ground floor bathroom & opens onto the rear garden. Upstairs, there are two bedrooms, including a master bedroom with a built-in storage cupboard.

Additional features include a front garden, a beautifully maintained rear garden with a paved patio & decking area, mainly laid to lawn & side access through a neighbouring property. The property also benefits from an insulated loft, replacement roof tiles at the front & a freshly painted exterior.

Early viewing is highly recommended. Contact Mantons Estate Agents today to arrange a visit and experience the charm of this delightful cottage.

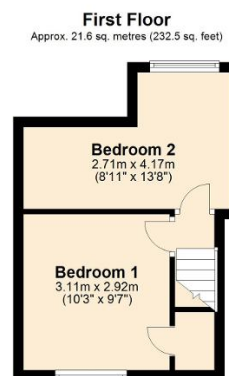
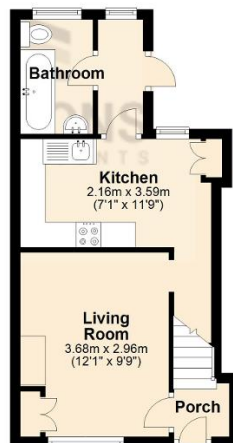
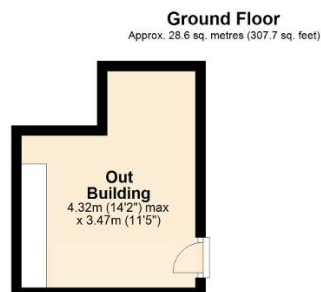
Charming Property on Newbury Lane, Silsoe

Situated in the picturesque & highly desirable village of Silsoe, this delightful property enjoys a prime location. Within walking distance of local amenities, including shops, children's play park & the stunning Wrest Park, offering the blend of village life & convenience.

The property falls within the catchment areas for excellent local schools, including Silsoe Lower, Arnold Middle & Harlington Upper, making it an ideal choice for families. Don't miss the opportunity to view this exceptional home in one of Silsoe's most sought-after roads.

## Additional Information

EPC Rating D. Council Tax Band B. 540 sqft (Approx).



Total area: approx. 50.2 sq. metres (540.2 sq. feet)