



MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £345,000

Nicholls Close, Barton Le Clay, Bedfordshire, MK45 4JN



KEY FEATURES:

- NEWLY CONSTRUCTED TERRACE COTTAGE • TWO BEDROOMS • NO UPPER CHAIN COMPLICATIONS •
- DECORATED TO A CONTEMPORARY THEME • PRIVATE SOUTH FACING COURTYARD GARDEN • STYLISH CLOAKROOM, KITCHEN & SHOWER ROOM • WALKING DISTANCE TO LOCAL SHOPS • BLOCK PAVED DRIVEWAY

Description

MANTONS ESTATE AGENTS are delighted to present this stunning two bedroom cottage, newly built in 2024, situated in the heart of the sought-after village of Barton-le-Clay. Offered with no upper chain complications, this beautifully designed home features high quality fixtures & fittings, modern kitchen with integrated appliances, sleek shower room & cloakroom.

Finished in a contemporary style with neutral floor coverings & smooth ceilings, this energy-efficient property boasts an Energy Performance Rating of B, ensuring low running costs.

The ground floor offers a spacious 15ft living room with stairs leading to the first floor, a modern fitted kitchen with integrated dishwasher & fridge/freezer & patio door opening onto the rear garden. A convenient cloakroom & a generous storage cupboard complete this level. Upstairs, there are two well proportioned bedrooms, including a master with fitted wardrobes, along with a spacious shower room & landing area.

Additional benefits include double glazed windows & doors, a block paved driveway, underfloor heating & an air source heat pump housed in the rear garden. The front garden is designed for low maintenance with an artificial lawn, while the private courtyard-style rear garden enjoys a southerly aspect & gated rear access.

Early viewings are highly recommended. Contact Mantons Estate Agents today to arrange a visit.

Welcome to Tulip Cottage, a newly constructed property positioned along Nicholls Close in the sought-after village of Barton Le Clay.

Enjoy the convenience of daily life with a wealth of amenities just a short stroll away. Whether it's the local Co-op, doctors, restaurants, pubs, chemist, butchers, or schools, everything you need is right on your doorstep. For outdoor enthusiasts, scenic walks across Barton Springs offer a peaceful retreat moments from home. The village is well connected too, with a local bus service adding to its accessibility.

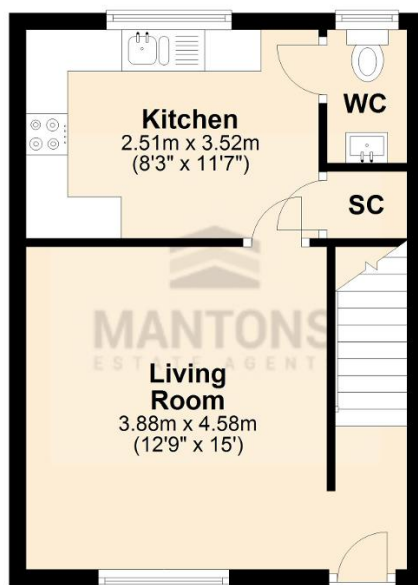
Commuting is simple, with easy links to Harlington ThamesLink train station, the A6, and the M1 motorway at Junction 12. Families will appreciate being within the catchment areas for highly regarded schools: Ramsey Lower, Arnold Middle, and Harlington Upper.

Tulip Cottage, you'll discover more than just a home, you'll find a lifestyle that blends village charm with modern convenience. Enjoy the surroundings & make this superb property your next home.



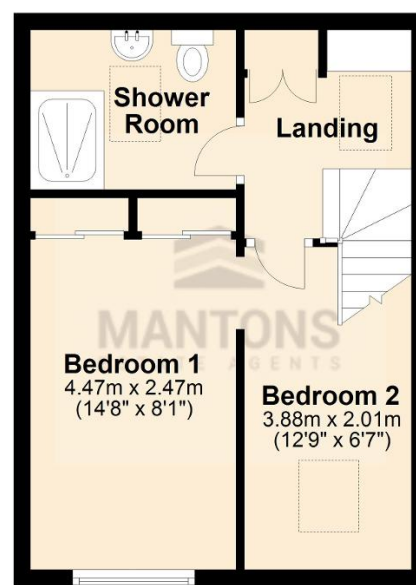
Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)