



# MANTONS

ESTATE AGENTS

**3 Bedroom End Terraced for Sale - £350,000**

Simpkins Drive, Barton Le Clay, Bedfordshire, MK45 4RX



## KEY FEATURES:

- WELL PRESENTED END OF TERRACE HOME • THREE WELL PROPORTIONED BEDROOMS • NO UPPER CHAIN COMPLICATIONS • GARAGE & DRIVEWAY • PRIVATE NORTH/WEST FACING REAR GARDEN • OPEN-PLAN LIVING & DINING ROOM • FITTED KITCHEN, BATHROOM & CLOAKROOM • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

Mantons Estate Agents are pleased to present this three bedroom end of terrace home, nestled in the highly sought-after village of Barton-le-Clay. Offered with no upper chain, this property is perfect for those seeking a seamless move.

Upon entering, you're greeted by a welcoming entrance hall with stairs leading to the first floor. The ground floor features a spacious living room opening into a bright & airy dining area with sliding patio doors to the rear garden. The kitchen is well equipped with ample storage & countertop space, complemented by a patio door that leads into the rear garden. A convenient cloakroom completes the ground floor layout.

Upstairs, the property offers three well proportioned bedrooms, including a family bathroom suite. The home benefits from double glazed windows & doors throughout, as well as gas central heating.

The rear garden is designed for low maintenance, North/Westerly facing featuring a paved patio area, a well-kept lawn & access to the garage. At the front of the property, the driveway provides off-road parking & leads to a single garage equipped with power, lighting & an up-and-over door, offering additional storage or parking options.

For more information or to arrange a viewing, contact Mantons Estate Agents today.

Located in the highly sought-after 'Grange Farm' development within the picturesque village of Barton Le Clay, Simpkins Drive offers a tranquil cul-de-sac. This charming property is ideally positioned within walking distance of essential local amenities, including Coop supermarket, doctors, restaurants, chemist & public houses. Nature lovers will enjoy the scenic walks over Barton Springs, while convenient bus routes provide easy access to both Luton & Bedford. Families will benefit from being in the catchment area for Ramsey Lower, Arnold Middle & Harlington Upper schools.

## Additional Information

EPC Rating C. Council Tax Band C. 955 Sq.ft (Approx.).

