



**Connells**

Nicholls Close  
Barton-Le-Clay Bedford

# Nicholls Close Barton-Le-Clay Bedford MK45 4JN

for sale  
**£570,000**



## Property Description

A four double bedroom detached family home located in the heart of Barton Le Clay at the end of a cul-de-sac. Benefits include, en-suite to master, kitchen diner with separate living, conservatory, and downstairs WC. It is also being offered to the market chain-free!

The property briefly comprises hallway, cloakroom, open plan kitchen/diner, lounge and conservatory downstairs.

Upstairs are four double bedrooms and family bathroom off the landing. There is an en-suite to the master bedroom.

Externally the rear garden is paved and laid mostly to lawn and the front has a block paved drive for multiple cars and lawn area.

It holds potential for extension with an integral garage to the side and rear garden (STPP.)

A short walk to the high street and you will find all the amenities you need. These include; Co-op, convenience store, café's and public houses as well as the village library.

Barton Le Clay is a village in central Bedfordshire which borders Hertfordshire. Founded back in 1066 it holds a lot of history including being mentioned in the Domesday Book.

A ten minute drive will have you in the market town of Hitchin which holds a railway station offering trains into St Pancras. Harlington Station is also in proximity.

Local schools include Orchard School & Nursery, Ramsey Manor Lower School and Harlington Upper School.

Call now to view!

## Entrance Hall

Double glazed frosted door to front aspect. Double glazed window to side aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Heated towel rail. Floor tiling. Loft access with storage space.

## Lounge

15' 8" max x 14' 8" ( 4.78m max x 4.47m )

Double glazed patio doors to rear aspect. Electric fire place. Two radiators.

## Conservatory

10' 8" max x 10' 4" ( 3.25m max x 3.15m )

Double glazed patio doors and windows to side. Double glazed windows to rear aspect. Radiator.

## Kitchen/Diner

23' 6" x 8' 5" max ( 7.16m x 2.57m max )

Double glazed windows to front and rear aspects. Door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer. Integrated double electric oven with gas hob and extractor fan over.

## First Floor Landing

Airing cupboard housing hot water tank. Loft access. Radiator.

## Bedroom One

11' 1" x 9' 2" ( 3.38m x 2.79m )

Double glazed window to rear aspect. Built in wardrobes and storage cupboard. Radiator.

## En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Tiled. Extractor fan.

## Bedroom Two

9' 1" x 8' 7" ( 2.77m x 2.62m )

Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom Three

11' 1" x 9' 6" ( 3.38m x 2.90m )

Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom Four

9' 7" max x 9' 4" ( 2.92m max x 2.84m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Tiled. Heated towel rail. Extractor fan.

## Front Garden

Block paved driveway for up to two vehicles. Lawn and pebble area.

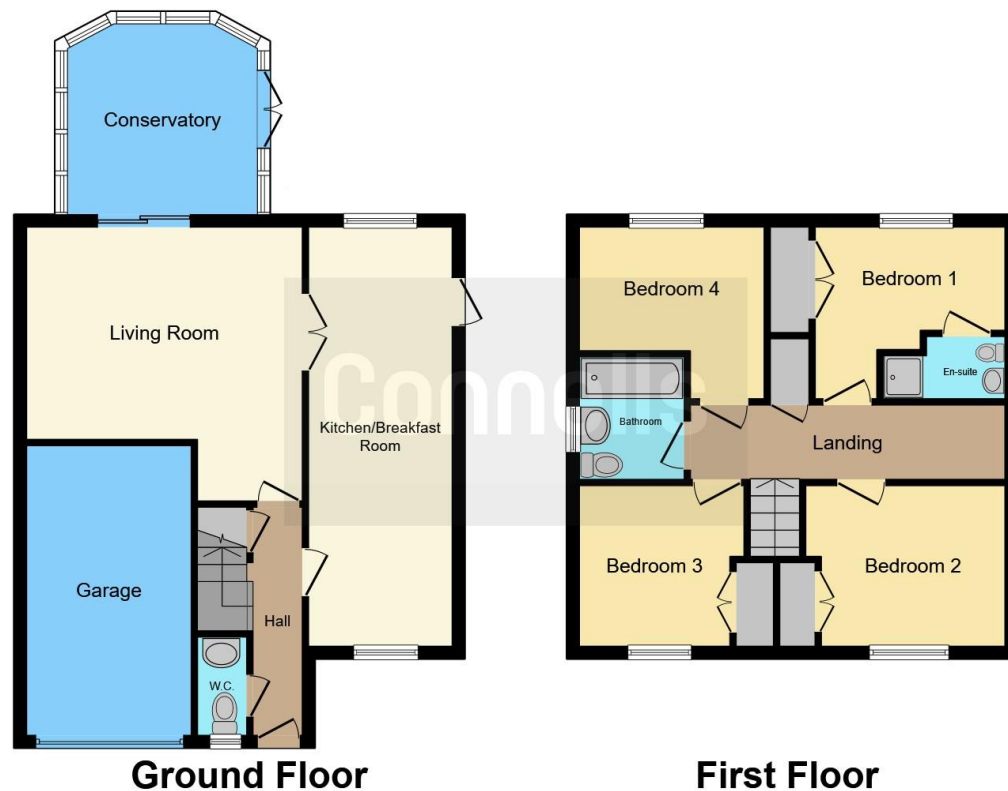
## Rear Garden

Laid to lawn with a paved patio area. Shrubs. Gated access to front.

## Garage

Up and over door with power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUN102830](http://connells.co.uk/Property/LUN102830)**



Tenure: Freehold



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