



**Connells**

Luton Road  
Barton-Le-Clay Bedford





### Property Description

This makes the perfect home for a sociable family, offering versatile living while still having secluded spots.

There is also planning permission (lapsed) to extend further!

Briefly comprising entrance hall with living space, shower room, open plan kitchen/diner/living room and second reception room downstairs.

The first floor holds three bedrooms with en-suite to master and the family bathroom located off the landing.

The second floor has two more bedrooms off the landing.

Externally to the front is a block paved driveway for numerous vehicles.

The rear is set up for entertaining with paved area with bar and sitting area, WC and sauna room, Jacuzzi, summerhouse and lawn area.

Barton-le-Clay is a large village in central Bedfordshire with local amenities including; Co-op Food, Passage to India restaurant, the pudding shop as well as a public houses'.

Local schools incorporate ; Arnold Academy, Ramsey Manor Lower School and Orchard School & Nursery independent school.

Harlington Station, on the Thameslink line is under 3 miles from the residence.

Call now to view!



## Entrance Hall

Double glazed frosted door and window to front aspect. Two radiators Stairs leading to first floor. Storage cupboard.

## Wet Room

Suite comprising shower, wash hand basin and low level wc. Fully tiled.

## Kitchen/Diner/Lounge

30' 3" max x 21' 9" max ( 9.22m max x 6.63m max )

Double glazed window to front aspect. Double glazed bi fold doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated electric cooker, electric hob and microwave. Plumbing for a washing machine and tumble dryer. Radiator.

## Play Room

17' 9" x 11' ( 5.41m x 3.35m )

Double glaze window to front aspect. Log burner. Radiator.

## First Floor Landing

Stairs leading to second floor. Radiator.

## Bedroom One

15' 6" x 9' 6" ( 4.72m x 2.90m )

Double glazed window to rear aspect. Radiator.

## En Suite

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Extractor fan. Fully tiled.

## Bedroom Two

14' 5" x 10' 2" ( 4.39m x 3.10m )

Double glazed window to front aspect. Radiator.

## Bedroom Three

11' 3" max x 9' 1" ( 3.43m max x 2.77m )

Double glazed window to front aspect. Radiator.

## Bathroom

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

## Second Floor Landing

Double glazed sky light.

## Bedroom Four

11' 1" x 9' 9" ( 3.38m x 2.97m )

Double glazed sky light to front aspect. Radiator.

## Bedroom Five

Double glazed window to rear aspect. Eaves storage. Radiator.

## Front Garden

Block paved driveway for numerous vehicles.

## Rear Garden

Laid to lawn with a patio area. Secluded decking area with bar area and television points.

## Summer House

Power and light.

## Outbuilding

Low level wc, wash hand basin with door to sauna.







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)

To view this property please contact Connells on

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1A Riddy Lane  
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EPC Rating: C      Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LUN103066](http://connells.co.uk/Property/LUN103066)**

Tenure: Freehold



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