



**95 Osborn Road, Barton-Le-Clay, Bedfordshire, MK45 4NY**  
**£365,000**



## 95 Osborn Road, Barton-Le-Clay, Bedfordshire, MK45 4NY

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\* NO ONWARDS CHAIN \*\* GREAT LOCATION \*\* 3 BEDROOMS \*\* CLOSE TO GREAT SCHOOLS \*\* EXCELLENT LIVING SPACE \*\*** The property benefits from accommodation comprising enclosed porch, entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, gas central heating, double glazed windows, large garden and on drive parking.

### **PORCH**

Door to:

### **ENTRANCE HALL**

Stairs, door to:

### **LIVING ROOM 12'9" X 12'6"** **(3.89M X 3.81M)**

Double glazed window to front, radiator.

### **DINING ROOM 9'3" X 8'10"** **(2.82M X 2.68M)**

Radiator, tiled flooring, open plan to kitchen, door to:

### **CONSERVATORY**

Radiator, tiled flooring, double doors to garden

### **KITCHEN 9'3" X 9'7" (2.82M X 2.93M)**

Fitted with a matching range of base and eye level units with worktops over, 1+1/2 bowl sink with mixer tap, double glazed window to rear, door to side

### **LANDING**

Window to side, fitted carpet flooring, door to:

### **BEDROOM 1 12'9" X 9'11"** **(3.89M X 3.03M)**

Window to front, radiator, fitted carpet flooring, door to:

### **BEDROOM 2 9'3" X 10'11"** **(2.82M X 3.33M)**

Window to rear, radiator, fitted carpet flooring.

### **BEDROOM 3 7'9" X 8'6" (2.36M X 2.58M)**

Window to front, built-in with cupboard, radiator, fitted carpet flooring, door to:

### **BATHROOM**

Fitted with three piece suite comprising bath with independent electric shower, taps and shower curtain, pedestal wash hand basin and close coupled WC, tiled splashbacks, tiled surround, window to rear, radiator, flooring, door to:

### **OUTSIDE**

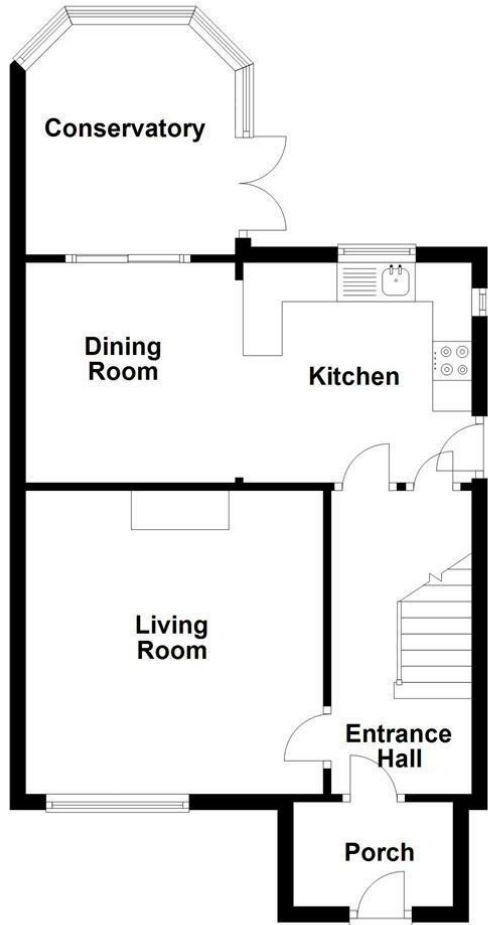
### **REAR GARDEN**

Large paved patio seating area, mainly laid to lawn with flower shrub borders. outside storage area, access to front.



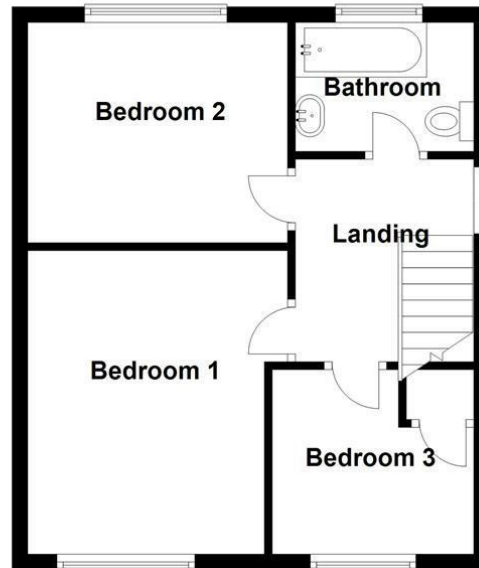
### Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

