



13 Barton Road, Gravenhurst, Bedfordshire, MK45 4JP
£699,995



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Located in the Village of Gravenhurst is this stunning detached house which offers an impressive living space of over 2400 square feet.

The heart of this residence is undoubtedly the fabulous kitchen, which seamlessly integrates as a dining and family area, creating an ideal space for both entertaining and everyday living. You also benefit from a large living room, study and snug/playroom. Upstairs you have four double bedrooms, 2 with En suites and family bathroom, giving ample room for family and guests alike.

Outside, the property features great outdoor spaces, perfect for enjoying the tranquil surroundings and hosting gatherings. Additionally, the ample parking adds to the practicality of this delightful home.

Set in a semi-rural location, this property offers a peaceful retreat while still being within easy reach of local amenities and schools. Whether you are looking for a family home or a serene escape, this house on Barton Road is a remarkable opportunity not to be missed.



GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 16'0" X 13'7" (4.88M X 4.14M)

**FAMILY ROOM / PLAY ROOM 11'10" X 9'6"
(3.60M X 2.90M)**

STUDY 8'7" X 9'0" (2.62M X 2.74M)

**KITCHEN/DINING/FAMILY ROOM 25'7" X 13'4"
(7.79M X 4.06M)**

UTILITY ROOM 5'11" X 9'6" (1.80M X 2.90M)

INTEGRAL GARAGE 16'3" X 9'0" (4.96M X 2.74M)

FIRST FLOOR

LANDING 22'0" X 7'11" (6.71M X 2.42M)

BEDROOM 1 16'0" X 13'9" (4.88M X 4.20M)

EN-SUITE

BEDROOM 2 16'0" X 13'4" (4.88M X 4.06M)

EN-SUITE

BEDROOM 3 15'0" X 9'0" (4.57M X 2.74M)

BEDROOM 4 11'3" X 9'6" (3.43M X 2.90M)

BATHROOM

SECOND FLOOR

LOFT ROOM 9'8" X 19'8" (2.94M X 5.99M)

STORAGE AREA

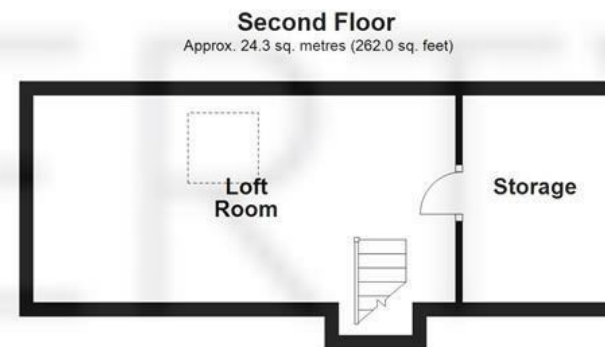
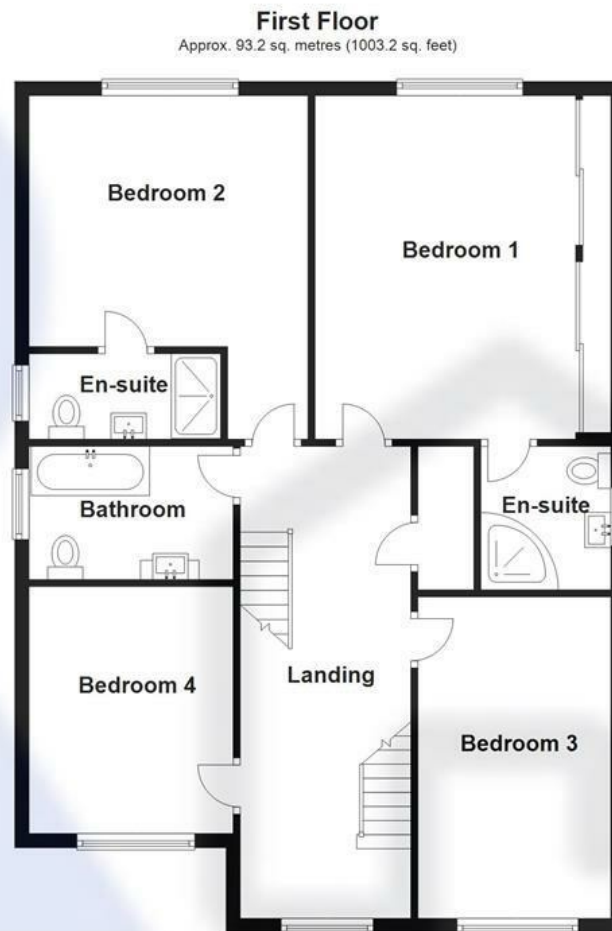
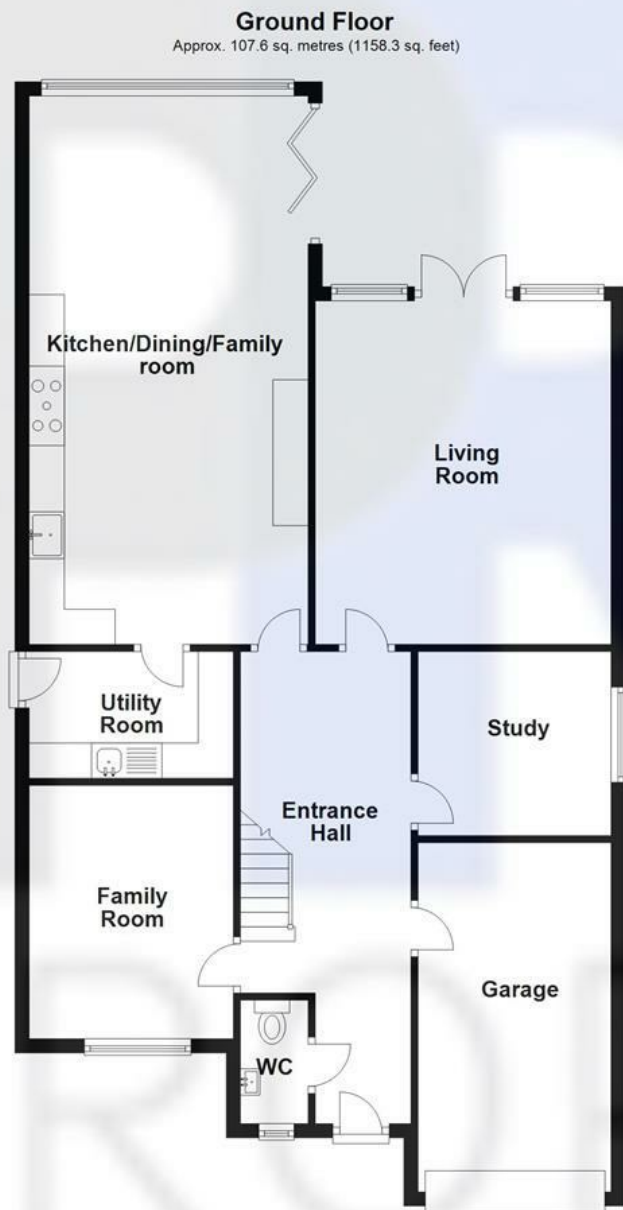
OUTSIDE

REAR GARDEN / PATIO & DECKING

AMPLE ON DRIVE PARKING TO FRONT







Total area: approx. 225.2 sq. metres (2423.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		