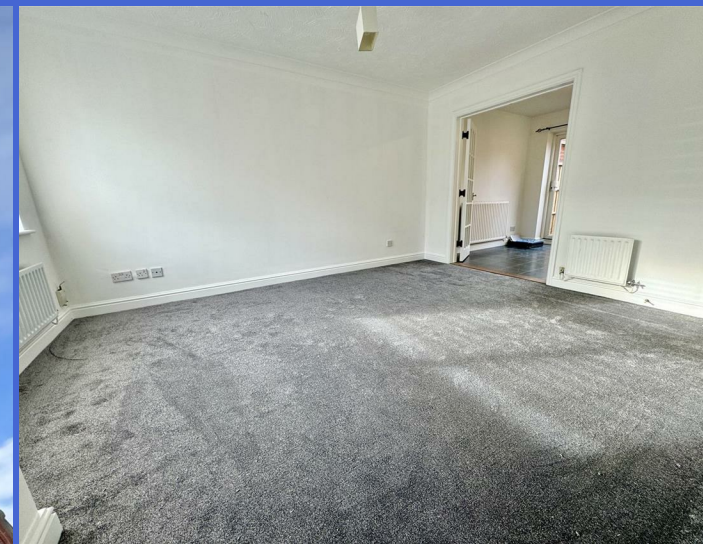




41 Mill Lane, Barton-Le-Clay, Bedfordshire, MK45 4LN
£1,500 PCM

- Exclusive to PR Property Lettings
- Great condition throughout
- Close to Schools & Amenities

- Available December 2025
- Garage and ample on drive parking
- Great Location

- 3 bedrooms
- Private Gardens
- EPC rating C ---- Council Tax band D

**** Exclusive to PR Property Lettings ** Available December 2025 ** Great Modern condition throughout ** 3 Bedrooms ** This well presented property benefits from accommodation comprising entrance hall, guest wc, living room, open plan kitchen / dining room, 3 bedrooms, family bathroom, Gas CH, private gardens, garage and ample on drive parking.**

GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 14'0" X 11'5" (4.27M X 3.48M)

KITCHEN/DINER 8'4" X 14'11" (2.54M X 4.55M)

FIRST FLOOR

BEDROOM 1 12'5" X 8'8" (3.79M X 2.64M)

BEDROOM 2 9'11" X 8'8" (3.02M X 2.64M)

BEDROOM 3 8'4" X 5'11" (2.54M X 1.80M)

BATHROOM 5'6" X 5'11" (1.67M X 1.80M)

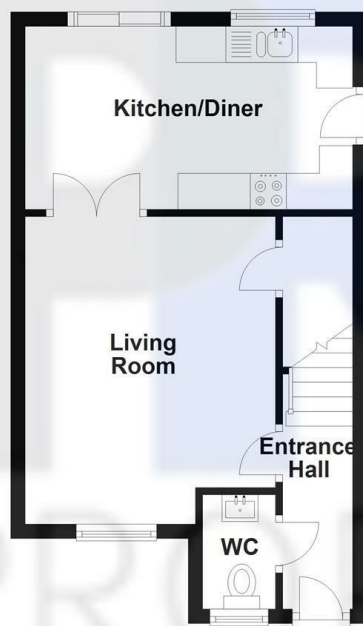
OUTSIDE

GARAGE

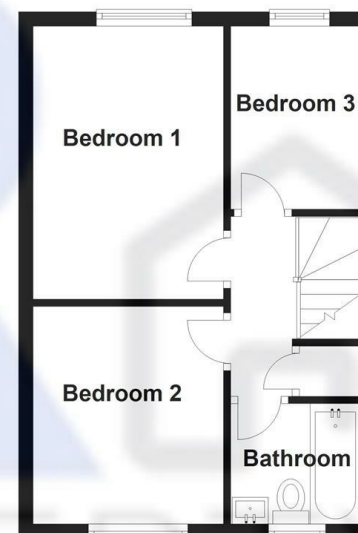
PRIVATE REAR GARDEN

PARKING ON DRIVE TO FRONT

Ground Floor
Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

41 Mill lane

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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		EU Directive 2002/91/EC	