



## 5 bed detached house to buy in

Bedford Road, Barton-le-Clay, Bedford,  
Bedfordshire, MK45 4LL

**£495,000** Starting Bid

🏠 x 5 🚗 x 2 🚻 x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Grade II listed detached home
- ✓ Character features throughout the property
- ✓ Located in the heart of the village
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Introducing a detached property nestled in the heart of Barton-Le-Clay, boasting an impressive 2,753 sq.ft. approx of versatile accommodation spread over three floors. This residence sits just a stone's throw away from the village shops, offering unparalleled convenience and a quintessential village lifestyle.

This splendid home has been thoughtfully enhanced to provide a harmonious blend of contemporary comforts and timeless character. Upon entering, you are greeted by a spacious family room, creating the perfect space for relaxation and quality time with loved ones. The living room beckons you with its captivating feature inglenook fireplace.

The seamless flow between the rooms ensures effortless living, allowing you to make the most of the generous living space. From the inviting bedrooms to the well-appointed bathrooms, each corner of this dwelling has been attentively designed to cater to your every need.

Sitting in a well maintained garden, offering a retreat from the bustling village atmosphere. Here, you can savour peaceful moments, host outdoor entertaining, or simply relish the joys of gardening in a private sanctuary.

The property offers flexible and multifamily use and briefly comprises of an entrance hall, family room with an open inglenook fireplace and bar area, dining room, sun room (ideal for a home office), living room with an open fireplace, fitted kitchen, downstairs shower room, and a further fitted kitchen/scullery.

On the first floor there is separate wc, three bedrooms all with built in storage and a family bathroom. To the second floor there is a further bedroom with a useful storage cupboard.

To the outside of the property there is a driveway providing off road parking, a mature established front garden with roses around the front of the property. To the rear there is a patio area which leads to a lawn.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £495,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

BEDFORD ROAD



GROSS INTERNAL AREA  
 TOTAL: 256 m<sup>2</sup>/2,753 sq ft  
 FIRST FLOOR: 151 m<sup>2</sup>/1,622 sq ft. SECOND FLOOR: 76 m<sup>2</sup>/817 sq ft  
 THIRD FLOOR: 29 m<sup>2</sup>/314 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Bedford Road, Barton-le-Clay, Bedford, Bedfordshire, MK45 4LL

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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