



**DG**  
Property  
Consultants  
Estd. 2000



## **Longcroft Drive, Barton-Le-Clay, Bedford, Bedfordshire MK45 4SF**

### **Asking Price £310,000**

DG Property Consultants are delighted to be chosen as agents offering for sale this superbly presented and good size 2 bedroom semi detached property, located in the foot of a quiet cul-da-sac in the sought village of Barton-Le-Clay. Which also offers many attractive local amenities, sought-after primary school, open countryside through the foothills of the Chilterns and Barton Springs, part of Barton Hills National Nature Reserve. Excellent links for commuters with rail links to London via Flitwick & Harlington stations. Accommodation comprising: Entrance hall, good size living room, modern fitted kitchen/dining room, landing, two double bedrooms and a modern family bathroom. Well presented front and rear gardens, with off road drive parking for 2 vehicles to the side of the property.

This appreciate this property a viewing is a must!  
Call team DG on 01582-580500 to book an appointment.



2 High Street, Toddington,  
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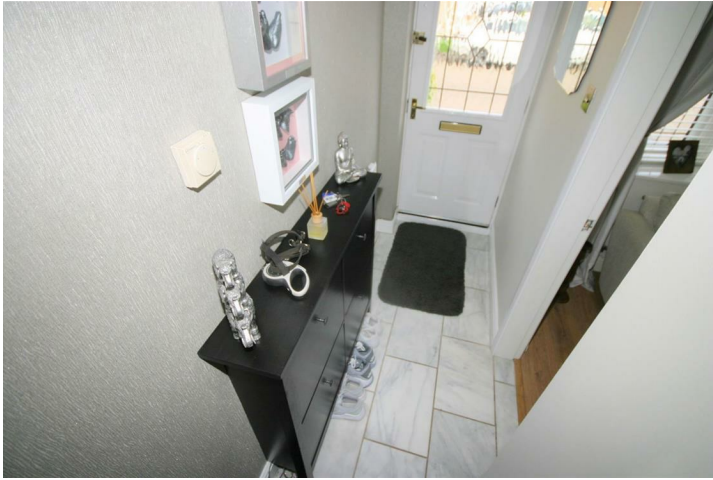




## Ground Floor Accommodation

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#### Entrance Hall



Double glazed entrance door, carpeted stairs to first floor landing, laminate flooring, power points, single radiator, door living room, door to living room.

#### Living Room

16'0" x 10'0" (4.88m x 3.05m)



Replacement uPVC glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, door kitchen/dining room, door to rear garden.

#### View of Living Room



#### View of Living Room



#### Kitchen/Dining Room

8'6" x 13'10" (2.58m x 4.21m)



White modern fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, space for a fridge/freezer, double radiator, wooden laminate flooring, double power point(s), textured ceiling, replacement uPVC double glazed window to rear, uPVC double glazed door to rear to garden.

#### View of Kitchen/Dining Room





View of Kitchen/Dining Room



View of Bedroom 1



**First Floor Accommodation**

First Floor Accommodation

**Landing**



Fitted carpet, power point(s), access to loft space, doors to all first floor rooms.

**Bedroom 1**

6'7" x 13'10" (2.00m x 4.21m)



Two replacement uPVC double glazed windows to front, single radiator, fitted carpet, double power point(s), textured ceiling.

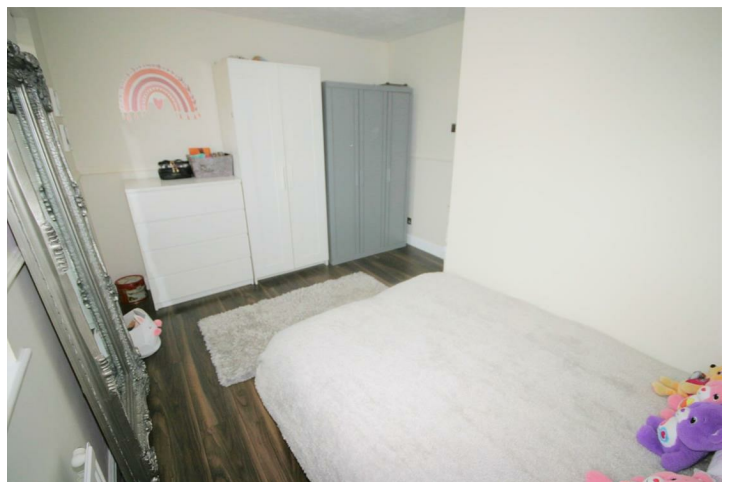
**Bedroom 2**

8'0" x 12'6" (2.44m x 3.80m)



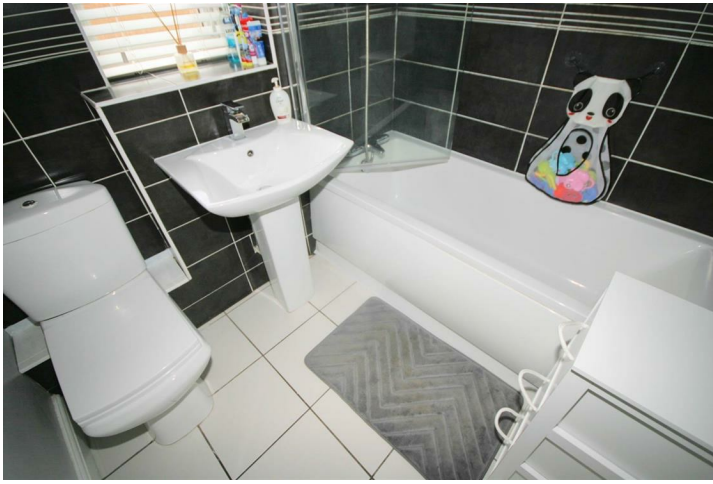
Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

**View of Bedroom 2**





## Family Bathroom



A white three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, ceramic tiled flooring, textured ceiling, replacement uPVC double glazed window to side.

## Outside of the property

### Front Garden



Front artificial lawn, shrubs, path to front of property, side access to the rear garden.

### Rear Garden



Enclosed by timber panelled fence, patio area, artificial lawn, shrubs and plants, side access to the front of the property.

## Off Road Parking

Off road parking for 2/3 vehicles to the side drive.

## Council Tax Band

Council Tax Band : C

Charge Per Year : £1483.58

## High Street Office in Toddington



Feel free to call or pop in and ask any question about this property.

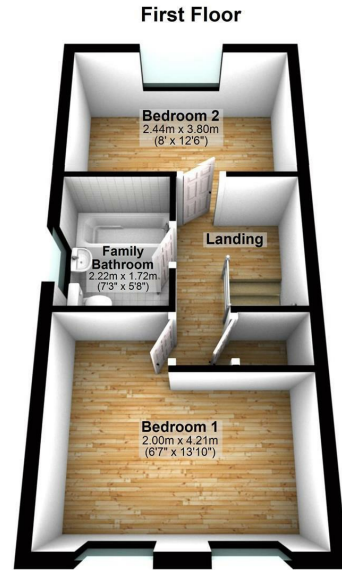
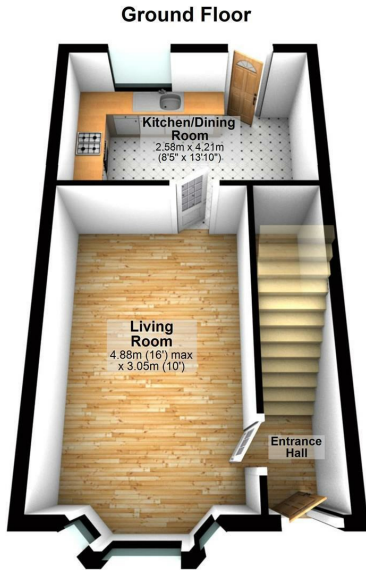
Register what you are looking for and we will keep you up to date with anything new that comes available.

## MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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