



10 Street Close | Carlton | MK43 7LB



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## Price Guide £325,000

A three bedroom mature semi-detached house set in a cul-de-sac location towards the edge of this sought after North Beds village. Having been subject to a number of recent improvement works, some finishing cosmetic jobs are required to create a fantastic family home. Viewing is recommended. The property offers a gas fired radiator heating system, sealed unit double glazing and briefly comprises of an entrance hall, sitting room, a fitted kitchen/dining room and lean to/porch with utility and WC. Three bedrooms lead off the large landing along with superbly refitted bathroom. Gardens back onto the village green and a driveway is provided to the front.

- Mature three bedroom semi-detached
- Gas radiator heating system
- Cosmetic finishing work required
- PVCu double glazing
- Private garden backing onto green
- Recent bathroom refit

PVCu glazed entrance door leading from the front into the entrance hall.

### **Entrance Hall**

Window to side, radiator, staircase to the first floor, tiled floor, doors to the sitting room and kitchen/dining room.

### **Sitting Room**

14'7" x 11'10" maximum measurement into bay window (4.45m x 3.61m maximum measurement into bay window )

Bay window to front, radiator, feature hole-in-the-wall style fireplace, (not currently in use), TV point.

### **Kitchen/Dining Room**

18'2" x 11'3" maximum measurement (5.54m x 3.43m maximum measurement )

#### **Kitchen Area**

Fitted with a range of base and eye-level wood laminate fronted units with rolled edge work surfaces above, inset sink with mixer tap, ceramic hob, oven beneath and extractor above, plumbing and space for dishwasher and washing machine, decorative tiled splash areas, wall-mounted gas fired central heating boiler, window to the rear, part-glazed door to rear lobby and doors to understairs store/pantry, tiled floor.

#### **Dining Area**

French doors to the garden, hole-in-the-wall style fireplace, (not currently in use), radiator, tiled floor.

### **Rear Lobby**

Doors to front and rear, further doors to utility/store room, with plumbing for washing machine, and garden WC.

### **First floor landing**

Window to the side, access to roof space, doors to all bedrooms and bathroom..

### **Bedroom One**

12'7" x 10'5" maximum measurement into recess (3.86m x 3.18m maximum measurement into recess )

Window to the front, radiator.

### **Bedroom Two**

11'5 x 9'6 maximum measurement into recess (3.48m x 2.90m maximum measurement into recess )

Window to the rear, radiator, airing cupboard, housing a lagged hot water cylinder.

### **Bedroom Three**

9'8" x 7'4" maximum measurement into recess (2.97m x 2.26m maximum measurement into recess )

Window to the front, radiator, over-stairs store.

### **Bathroom**

Re-fitted with a three-piece contemporary suite including low-level WC with concealed cistern, vanity wash hand basin with cupboard storage beneath and bath with shower above and glazed screen to the side, complimentary tiled splash areas, towel warmer, downlights, two obscured windows to the rear.

### **Outside**

The property stands behind an open plan frontage with block paved driveway, and area to be laid to gravel for parking. Access from the block paved area to the main entrance door, side lobby door and also providing access to the adjoining property.

### **Rear Garden**

Immediately abutting the rear of the house is a large paved patio area. The remainder of the garden is laid to lawn and enclosed by a combination of fencing and mature hedging. Not considered to be over-looked.

### **Local Information**

Carlton is a sought after village situated North West of Bedford.

There are many local amenities including two public houses, shop & Post Office, church and village hall. Nearby Harrold includes shops, post office, hair-dressers, doctor's surgery, churches, community centre and the very popular Harrold & Odell Country Park.

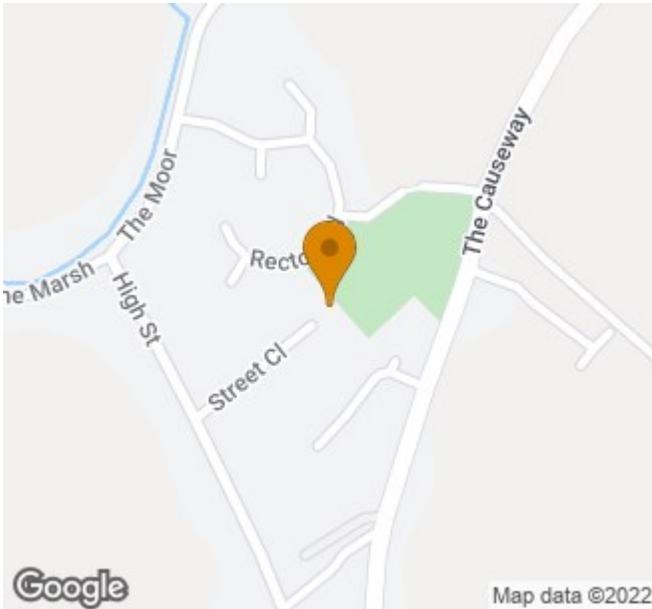
The M1 is a short drive away, and there are good local main roads to nearby towns. Bedford station offers rail services to St. Pancras, London.

Carlton is ideally located for those with children of all ages with Carlton Primary School catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook Academy.





# Further Information



Local Authority: North Bedfordshire

Tax Band: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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