



Hare Meadow, Great Barford, MK44 3ES  
£325,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



**\*\*\*Gorgeous Three Bedroom Semi Detached Family Home Within This Highly Sought After Village Location\*\*\***

Built by Linden Homes in 2018, this extremely attractive three bedroom semi detached home is presented in excellent condition throughout and is tucked away towards the end of this lovely cul-de-sac, on the outskirts of this highly regarded village and within a short walk of both the local shops, Post Office and Great Barford Primary Academy. With a spacious entrance hall offering high gloss 'quartz' floor tiling (extending through to the kitchen), a ground floor cloakroom (although with the WC removed as it's currently used as a walk in larder) and a lovely open plan kitchen/ dining room (with quartz work surfaces) leading through to the well proportioned living area (with French doors opening out to the rear garden). On the first floor are three well proportioned bedrooms, with a large en suite shower room to bedroom one and a separate family bathroom. Outside offers an enclosed garden to the rear and a double width driveway directly in front of the property providing off road parking for two cars side by side and an EV charging point.

In addition to the accommodation, the property also benefits from an excellent EPC 'B' rating, which demonstrates the energy efficiency and lower running costs with photovoltaic cells (which provide subsidised electricity costs and any surplus power generated can be sold back to the 'grid' to provide a small income) newly installed smoke/ carbon monoxide and heat detectors and a gas fired combination boiler. All in all, we think this is a fantastic property, situated within the ever popular 'Goodwin Place' development and viewings are highly recommended!!







**Entrance Via**

**Entrance Hall**

12'9 x 6'8 (3.89m x 2.03m)

**Cloakroom**

6'10 x 5'1 (2.08m x 1.55m)

**Kitchen/ Dining Room**

17'1 x 9'0 (5.21m x 2.74m)

**Living Room**

16'1 x 10'6 (4.90m x 3.20m)

**First Floor Landing**

**Bedroom One**

12'7 x 8'10 (3.84m x 2.69m)

**En Suite Shower Room**

9'3 x 4'8 (2.82m x 1.42m)

**Bedroom Two**

10'0 x 8'10 (3.05m x 2.69m)

**Bedroom Three**

8'4 x 7'0 (2.54m x 2.13m)

**Bathroom**

7'0 x 5'7 (2.13m x 1.70m)

**Rear Garden**

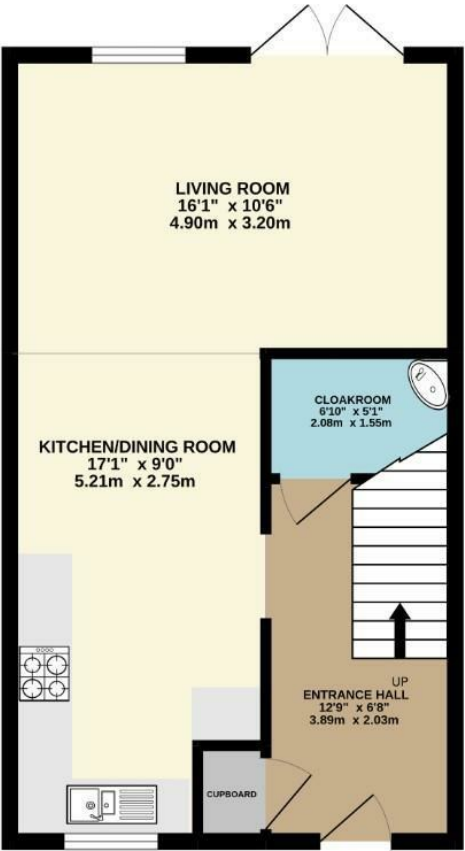
**Front Of Property**

**Agents Note**

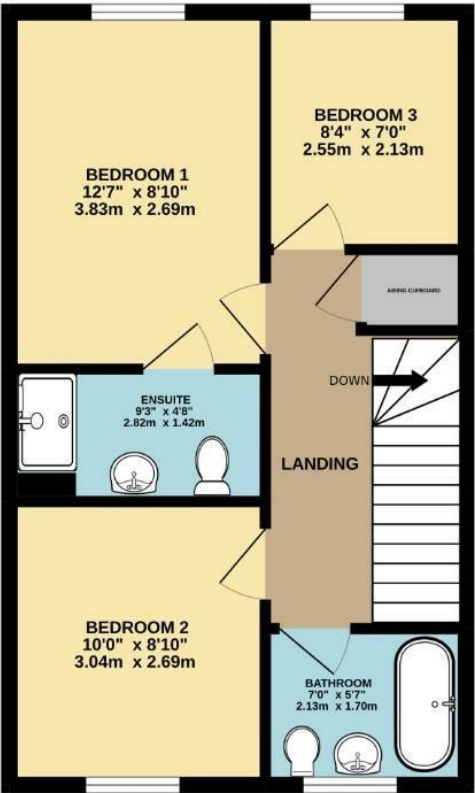
**Additional Agents Note**



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

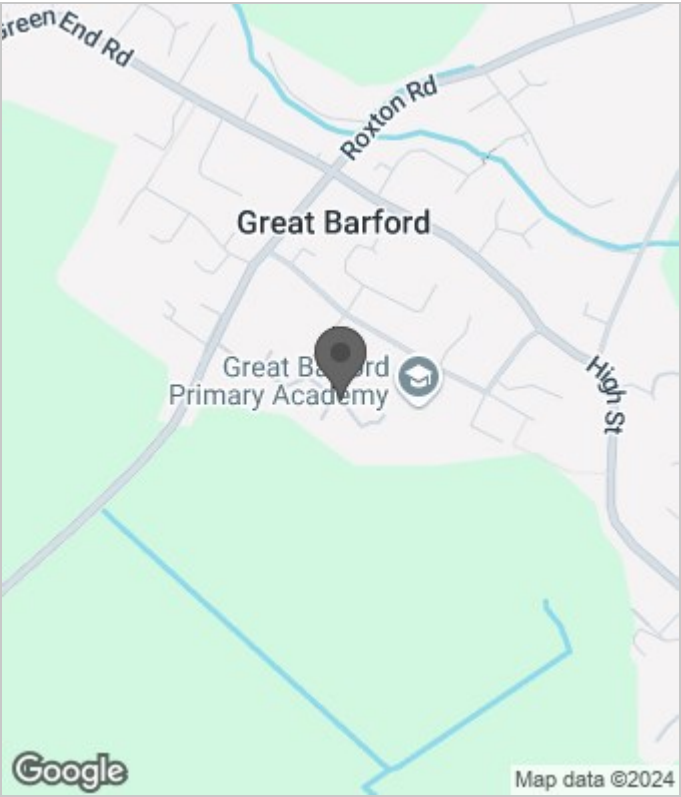


1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(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

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