



Mill Lane
Greenfield,
Bedfordshire, MK45 5DG
£275,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offering potential to improve, this character cottage is set within a desirable village lane and features a rear garden extending to approx. 72ft in length plus no upper chain. Set over three floors, the accommodation includes a living room with exposed brick chimney breast, extended kitchen with space to dine, two bedrooms (each with generous storage) and a first floor bathroom. The mainline rail station at nearby Flitwick is within just 1.6 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with glazed inserts. Window to side aspect. Floor tiling with inset doormat. Part opaque glazed door to:

LIVING ROOM

Window to front aspect. Feature exposed brick chimney breast. Wall light points. Radiator. Door to:

KITCHEN/DINING ROOM

Two windows and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Wall and floor tiling. Space for cooker (with extractor above). Stairs to first floor landing with space for washing machine and fridge/freezer beneath. Wall mounted electric meter and fuse box on stairway. Two flat rooflights. Recessed spotlighting to ceiling. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Latched doors at the top of the stairs leading to Bedroom 1 and the main landing area, with door to bathroom and stairs to second floor landing.

BEDROOM 1

Window to front aspect. Radiator. Two built-in double wardrobes. Cupboard housing gas fired boiler.

BATHROOM

Window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall tiling with inset mirrors. Radiator. Exposed floorboards. Extractor.

SECOND FLOOR

SECOND FLOOR LANDING

Door to:

BEDROOM 2

Window to rear aspect. Built-in wardrobe with triple bi-fold doors and eaves storage cabinets within. Fitted cupboard with shelving over. Radiator.

OUTSIDE

FRONT GARDEN

Small block paved area. Outside light.



REAR GARDEN

72' x 12' (21.95m x 3.66m) approx. Paved patio area with steps leading to lawn. A variety of mature trees and shrubs. Concrete pathway leading to timber garden shed at rear. Outside light and cold water tap. Enclosed by fencing with gated right of way access.

Current Council Tax Band: C.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

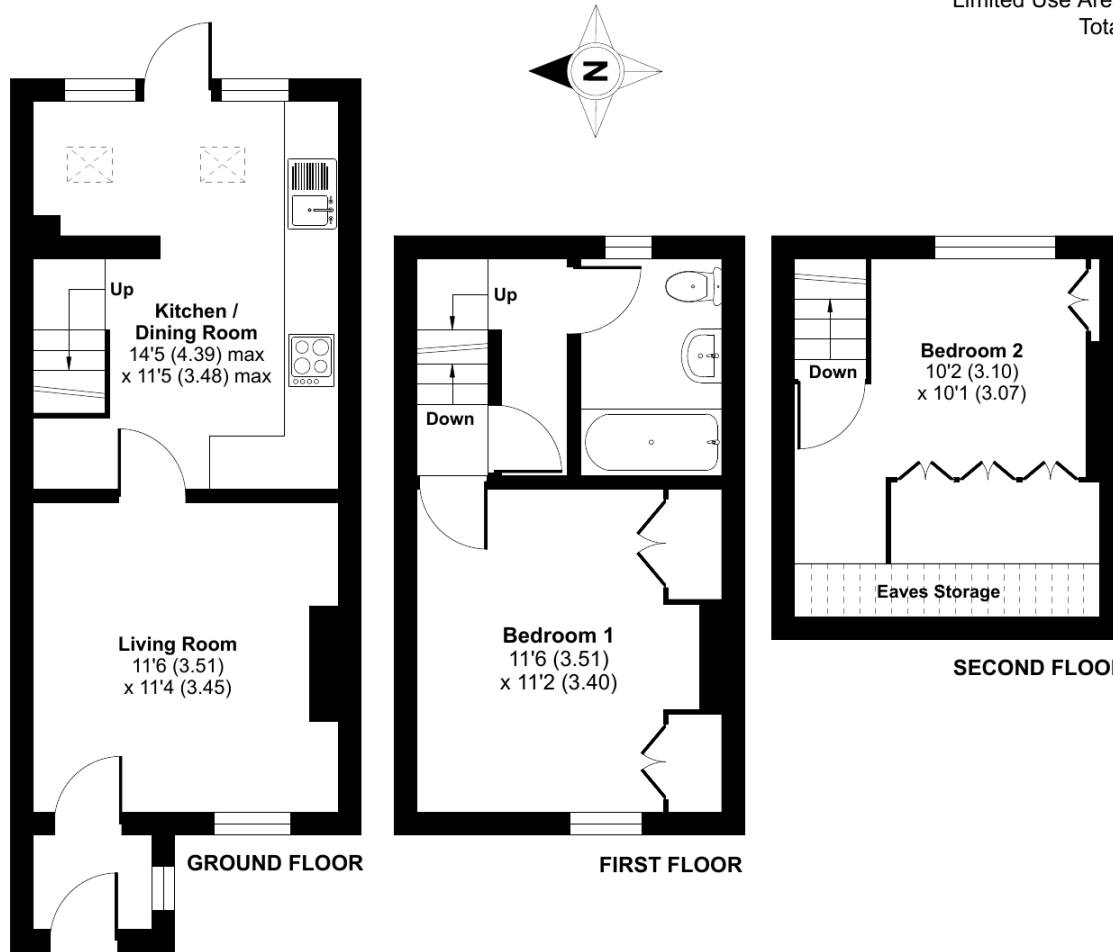
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

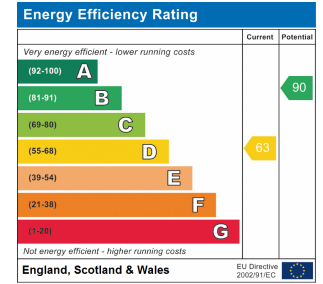


Approximate Area = 680 sq ft / 63.1 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 703 sq ft / 65.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 985248



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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