



Windermere Close

Flitwick,
Bedfordshire, MK45 1NQ

Fixed Price **£325,000**

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Positioned on a generous corner plot within a town centre cul-de-sac, this chain-free end-terrace home offers well presented accommodation including an open plan living room with French doors to rear, modern fitted kitchen complete with oven, hob and hood, three bedrooms (two of which are doubles) and an attractive family bathroom. The good-sized rear garden is mainly laid to lawn with various seating areas, and allocated parking is provided in addition to a garage in nearby block. Convenient for local amenities, the mainline rail station, supermarket, park and lower and middle schools are all within a short stroll (0.2 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts. Opaque double glazed window to side aspect. Opaque glazed door to:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to kitchen and to:

LIVING/DINING ROOM

Double glazed window and French doors to rear aspect. Radiator. Two built-in under stairs storage cupboards.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in oven and hob with extractor canopy over. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Two built-in storage cupboards. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.



OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door.
Small lawn area. Gated access to rear/side garden.

REAR/SIDE GARDEN

Set on a generous corner plot, the hedge and fence enclosed garden wraps around the side of the property. Mainly laid to lawn, the garden also features three seating areas (two paved, and one laid to decorative stone fittings) and raised shrub beds. Outside tap and power point. Garden shed.

GARAGE

Single garage situated in nearby block.
Metal up and over door.

OFF ROAD PARKING

Allocated parking space adjacent to garage.

Current Council Tax Band: C.



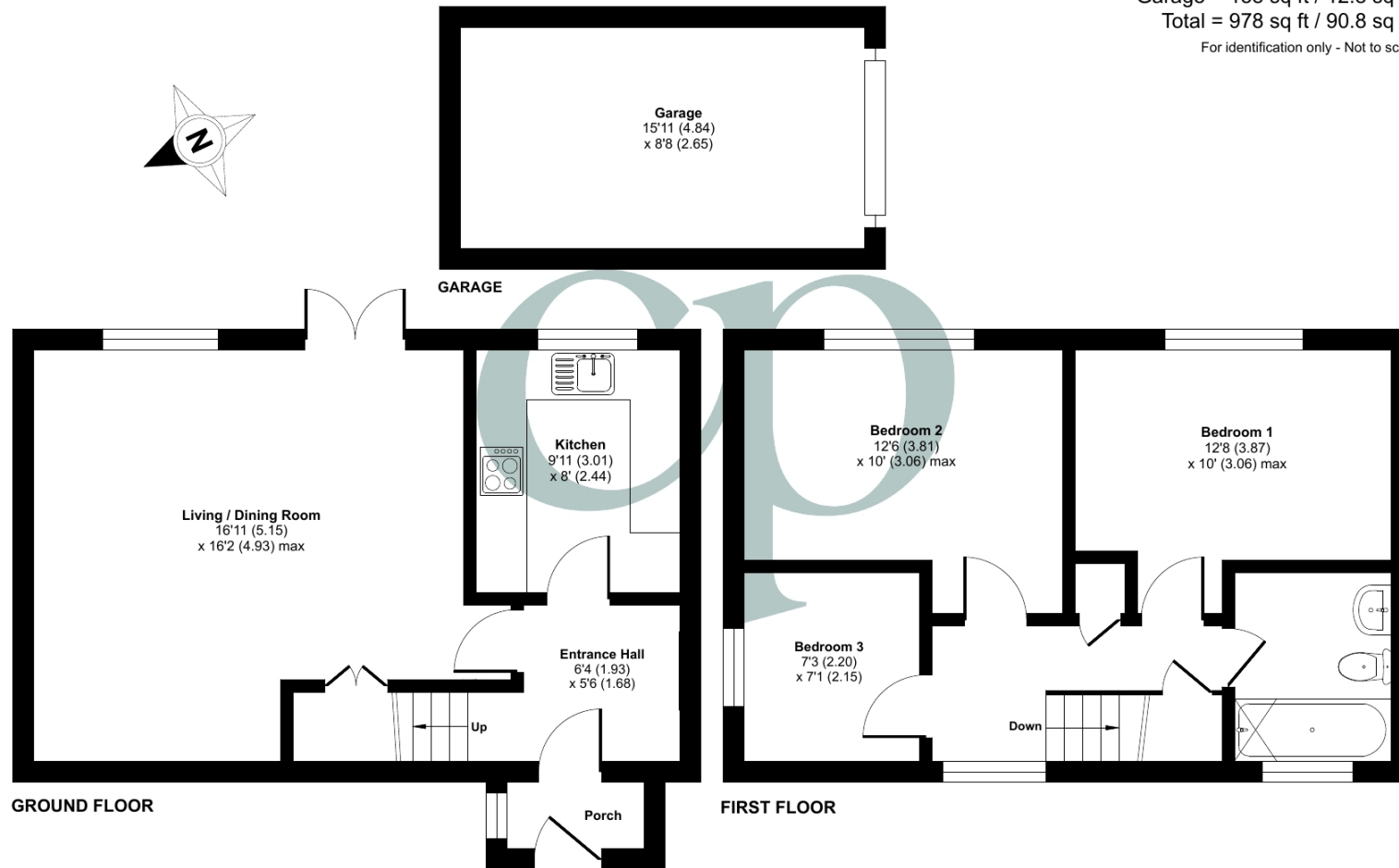
Approximate Area = 840 sq ft / 78 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 978 sq ft / 90.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1307029

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Viewing by appointment only

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