



# Catherine Road

Flitwick,  
Bedfordshire, MK45 1DD  
**£385,000**

country  
properties

With the benefit of no upper chain, this traditional semi-detached home features a substantial rear garden measuring approx. 80ft x 35ft at its widest points, providing ample space for outdoor activities and entertaining. Entering via a spacious hallway, the well-proportioned accommodation includes a 17ft dual aspect living room plus dual aspect fitted kitchen/dining room. A rear lobby leads to a handy utility room, offering additional storage and laundry facilities, accompanied by a convenient ground floor WC. Upstairs there are three bedrooms, along with a family bathroom. Set within an established area, the property is within 0.6 miles of the town centre amenities (including mainline rail station) making it perfect for commuters and families alike. EPC: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with double glazed leaded light effect insert. Part leaded light effect double glazed window to side aspect. Stairs to first floor landing. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling. Door to kitchen. Part glazed door to:

### LIVING ROOM

Dual aspect via part leaded light effect double glazed box bay window to front and part leaded light effect double glazed window to rear. Two radiators. Engineered wood flooring. Recessed spotlighting to ceiling.

### KITCHEN/DINING ROOM

Dual aspect via part leaded light effect double glazed windows to side and rear. 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 over. Integrated dishwasher and fridge/freezer. Wall mounted gas fired boiler. Engineered wood flooring. Recessed spotlighting to ceiling. Door with opaque glazed inserts to:

### REAR LOBBY

Doors leading to both front and rear gardens. Doors to store, WC and to:

### UTILITY ROOM

Part leaded light effect double glazed window to rear aspect. Butler style sink. Space and plumbing for washing machine.

### WC

Opaque double glazed window to side aspect. Combined WC with wash hand basin.

## FIRST FLOOR

### LANDING

Part leaded light effect double glazed window to front aspect. Engineered wood flooring. Hatch to part boarded loft with skylight. Doors to bedrooms and bathroom.

### BEDROOM 1

Part leaded light effect double glazed window to rear aspect. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.



## BEDROOM 2

Dual aspect via part leaded light effect double glazed windows to side and rear. Radiator. Engineered wood flooring.

## BEDROOM 3

Part leaded light effect double glazed window to front aspect. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling. Open storage area.

## BATHROOM

Part leaded light effect opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Various plants and shrubs. Pathway leading to front entrance door and to rear lobby. Outside lighting. Part enclosed by hedging.

### REAR GARDEN

80' x 35' max. (24.38m x 10.67m max.) Patio area. Mainly laid to lawn. Various trees and shrubs. Garden shed. Outside light, power point and cold water tap.

Council Tax Band: C.



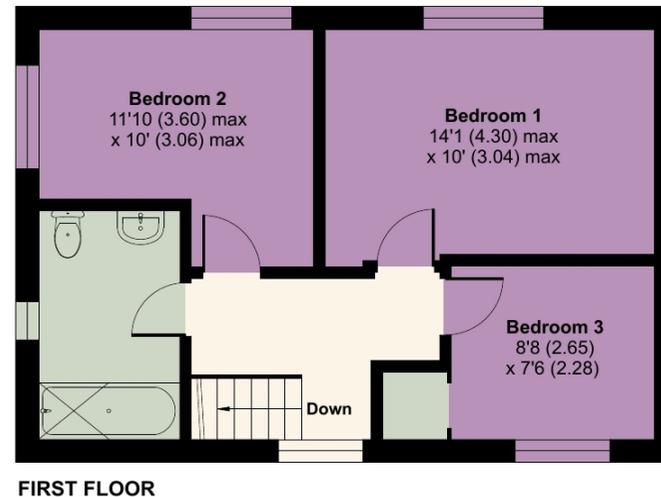
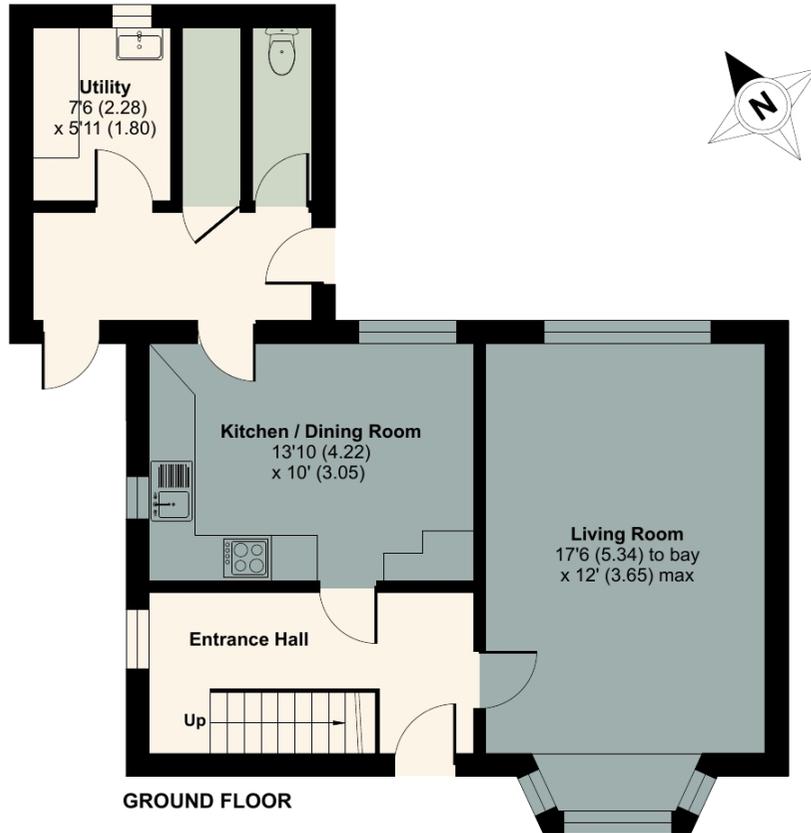
Approximate Area = 947 sq ft / 87.9 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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, 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). © ncheom 2026. Produced for Country Properties. REF: 1422478



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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