



**Nene Road**  
Flitwick,  
Bedfordshire, MK45 1SE  
**£395,000**

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properties*



Pleasantly situated within a cul-de sac location in the popular 'Rivers' development, this semi detached home features a generous rear garden and adjacent garage and driveway with electric vehicle charging point. The well presented accommodation includes a living room, attractive fitted kitchen with space to dine and French doors to rear, three bedrooms and modern family bathroom. The town centre amenities, including mainline rail station, are within 1 mile (just 0.6 miles on foot). EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed inserts. Radiator. Engineered wood flooring. Wall mounted fuse box. Door to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Engineered wood flooring. Recessed spotlighting to ceiling. Door to:

### KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and five ring gas hob with extractor over. Tiled splashbacks. Built-in electric double oven. Space for washing machine and fridge/freezer. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in cupboard with radiator. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in over stairs cupboard.

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: P-shaped bath with mixer tap and wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Tile effect flooring.





## OUTSIDE

### FRONT GARDEN

Small lawn area. Various shrubs. Pathway leading to front entrance door. Outside light. Gated side access to rear garden.

### REAR GARDEN

Immediately to the rear of the property is a large paved patio seating area leading to lawn with mature shrub borders. Additional rear gravelled seating area with inset paving. Cold water tap. Garden shed. Enclosed by fencing with gated access to front.

### GARAGE

Brick-built garage with pitched tiled roof. Metal up and over door. Courtesy door leading to rear garden. Power and light.

### OFF ROAD PARKING

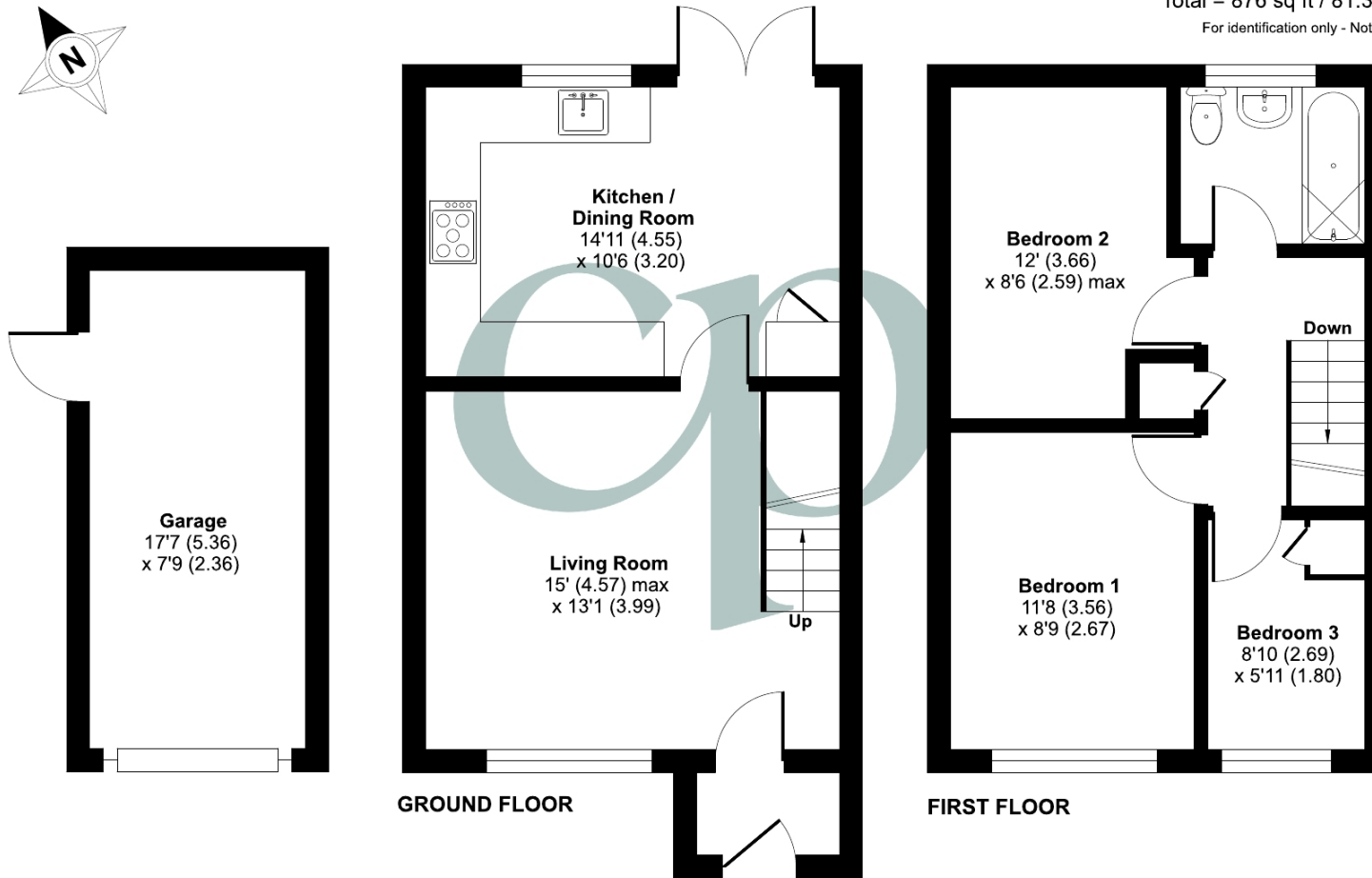
Hard standing driveway providing off road parking and access to garage. Electric vehicle charging point.

Current Council Tax Band: C.



Approximate Area = 740 sq ft / 68.7 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 876 sq ft / 81.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		70
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1189516

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## Viewing by appointment only

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