



Campion Road

Westoning,
Bedfordshire, MK45 5LB
£375,000

country
properties

Set towards the end of a village cul-de-sac, this spacious semi detached home offers approx. 1,175 sq.ft of accommodation. With a contemporary open plan feel, the ground floor features a 19'11 x 14'11 max. living room which spans the rear of the property and has direct access to a decked seating area, perfect for entertaining. In addition there is a modern fitted kitchen, dining room and cloakroom/WC, whilst the first floor offers three good sized bedrooms and a family bathroom with four piece suite including free-standing slipper bath and walk-in shower. Off road parking is provided via the block paved frontage. M1 (J12) and mainline rail stations at both Flitwick and Harlington (all within 2.3 miles) provide convenient commuter links. EPC

Rating: E.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed inserts. Floor tiling. Recessed spotlighting to ceiling. Part glazed panelled door to:

INNER HALL

Wood effect flooring. Recessed spotlighting to ceiling. Open access to kitchen, dining room and living room. Door to:

CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tile effect flooring. Recessed spotlighting to ceiling.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. Space for fridge/freezer, dishwasher, washing machine, tumble dryer and cooker (with extractor above). Wall and floor tiling. Wall mounted electric heater. Recessed spotlighting to ceiling.

DINING ROOM

Double glazed window to front aspect. Wood effect flooring. Wall mounted electric heater. Recessed spotlighting to ceiling.

LIVING ROOM

Two double glazed windows and part opaque double glazed door to rear aspect. Stairs to first floor landing. Wall mounted electric heater. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Wall mounted electric heater.

BEDROOM 2

Double glazed window to front aspect. Wall mounted electric heater. Open fronted wardrobe. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Wall mounted electric heater. Built-in double wardrobe.

FAMILY BATHROOM

Two opaque double glazed windows to rear aspect. Four piece suite comprising: Free-standing, claw-foot slipper bath with mixer tap/shower attachment, walk-in shower with wall mounted shower unit and fixed rainfall style shower head, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Shaver socket. Extractor.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is an L-shaped timber decked area leading to lawn. Paved patio seating area at rear. A variety of trees and shrubs. Enclosed by fencing with gated side access. Outside power points.

OFF ROAD PARKING

Block paved frontage providing off road parking.

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.

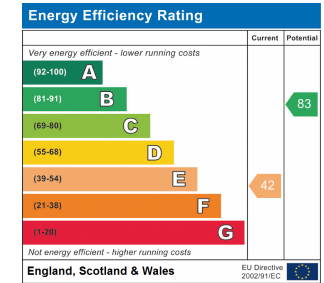
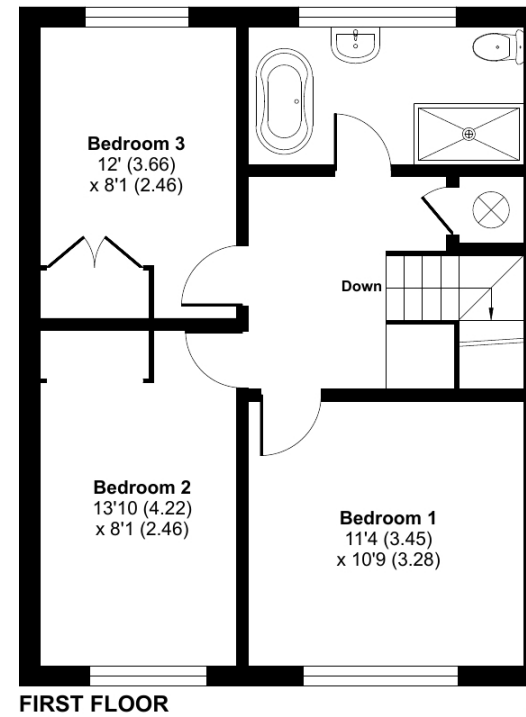
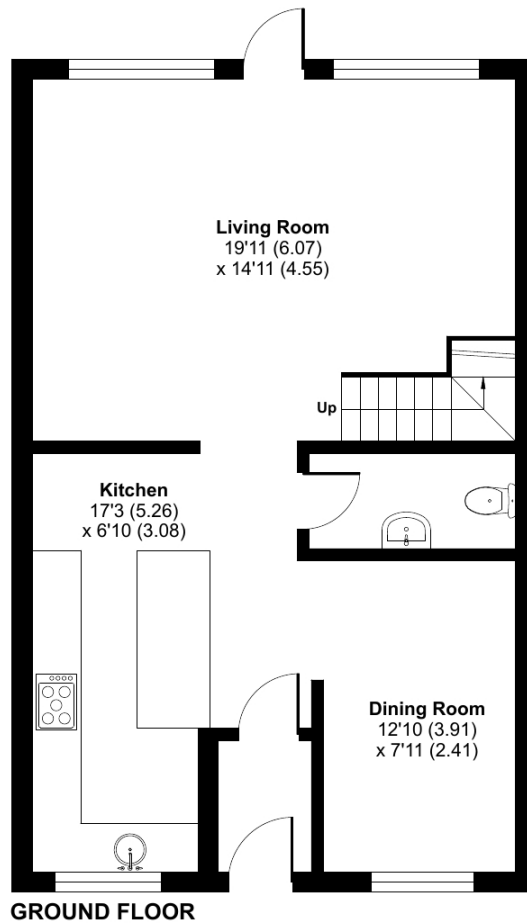
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1037597



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

Viewing by appointment only

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