



Tyburn Lane

Pulloxhill,
Bedfordshire, MK45 5HG
£475,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within a village lane and enjoying delightful views over paddock land to front, this spacious detached family home features a 22ft open plan kitchen/dining room, two separate receptions (both with French doors to rear) and cloakroom/WC. There are three bedrooms to the first floor along with a family bathroom with corner bath. The enclosed rear garden enjoys a south-easterly aspect and parking is provided via the gravelled driveway and attached garage with useful utility area. The capital is within 50 minutes by train from Flitwick rail station (2.2 miles) and M1:J12 is just 4.8 miles. EPC Rating: E

GROUND FLOOR

ENTRANCE LOBBY

Accessed via part opaque double glazed entrance door with sidelight. Opaque glazed door and sidelight to:

ENTRANCE HALL

Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing. Open access to kitchen/dining room. Doors to living room, family room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Recessed spotlighting to ceiling. Tiled floor.

KITCHEN/DINING ROOM

Two double glazed windows to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, extending to create a peninsula breakfast bar. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring. Built-in cupboard housing oil fired boiler. Radiator.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights. Radiator. Recessed spotlighting to ceiling.

FAMILY ROOM

Double glazed French doors to rear aspect. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in airing cupboard. 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 rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Corner bath with mixer tap and electric shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.



OUTSIDE

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is paved patio area leading to lawn. Raised decked area. Summerhouse. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Double glazed window and courtesy door to side aspect. Power and light. Sink and drainer with mixer tap and storage beneath. Space and plumbing for washing machine.

FRONT GARDEN & OFF ROAD PARKING

Gravelled driveway providing off road parking. Lawn area. Mature tree. Outside lighting.

Current Council Tax Band: E.

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 = 1171 sq ft / 108.8 sq m

Limited Use Area(s) = 1 sq ft / 0.1 sq m

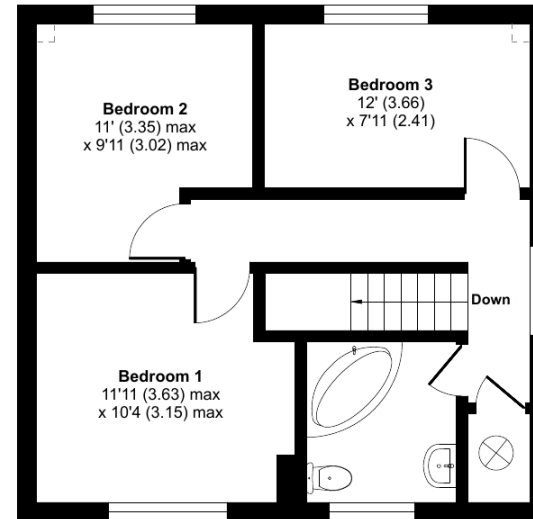
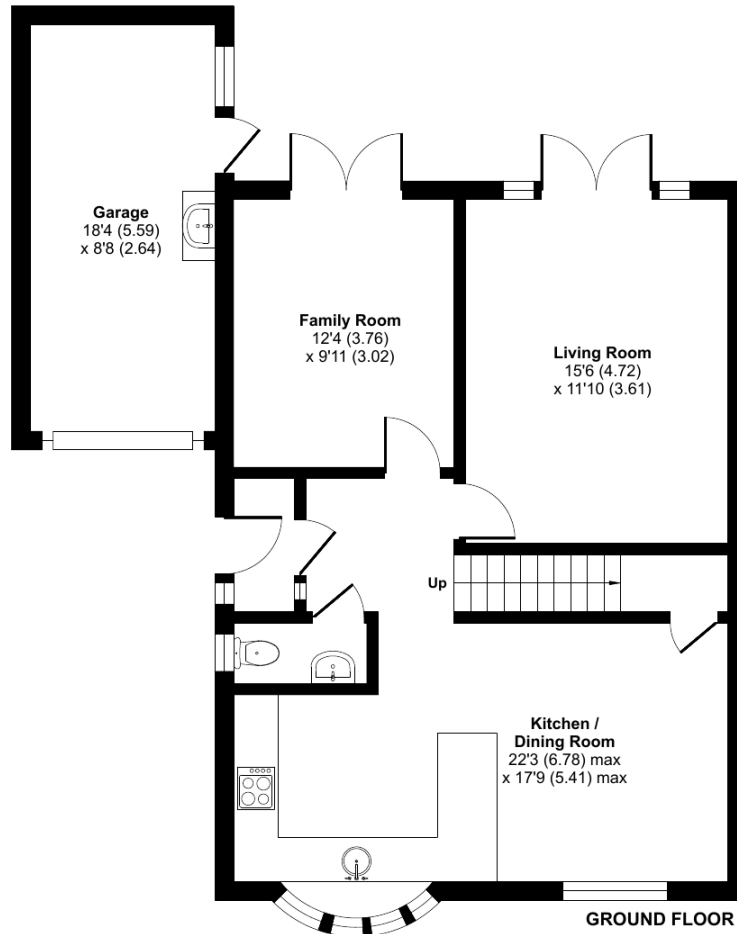
Garage = 153 sq ft / 14.2 sq m

Total = 1325 sq ft / 123.1 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		65
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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 2023. Produced for Country Properties. REF: 1029390



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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