



Grasmere Close

Flitwick,
Bedfordshire, MK45 1NN

Offers Over **£280,000**

country
properties

This mid terrace home is set within a town centre cul-de-sac, handy for all amenities including a large supermarket, Milleninum Park, lower and middle schools and the mainline rail station (all within 0.3 miles). The accommodation includes a living room, fitted kitchen and conservatory (currently used as a dining area). There are two double bedrooms on the first floor, along with a bathroom. The rear garden features block paved and decked seating areas, with the remainder mainly laid to gravel for ease of maintenance, and there is a garage in nearby block. EPC Rating: B.

GROUND FLOOR

ENTRANCE PORCH

Accessed via part opaque double glazed front entrance door with canopy porch over. Storage cupboard. Multi pane opaque glazed door to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Stairs to first floor landing. Open access to:

KITCHEN

A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven and hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Wall mounted gas fired boiler. Walk-in under stairs storage cupboard. Radiator. Wood effect flooring. Window and sliding door to:

CONSERVATORY

Of part brick construction with double glazed windows and door to rear garden. Power and light.

FIRST FLOOR

LANDING

Part wood panelled walls. Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

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

BEDROOM 2

Double glazed window to front aspect. Built-in wardrobes with sliding doors. Radiator.



BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Extractor.

OUTSIDE

FRONT GARDEN

Block paved pathway leading to front entrance door with shrub borders at either side. Gravelled area.

REAR GARDEN

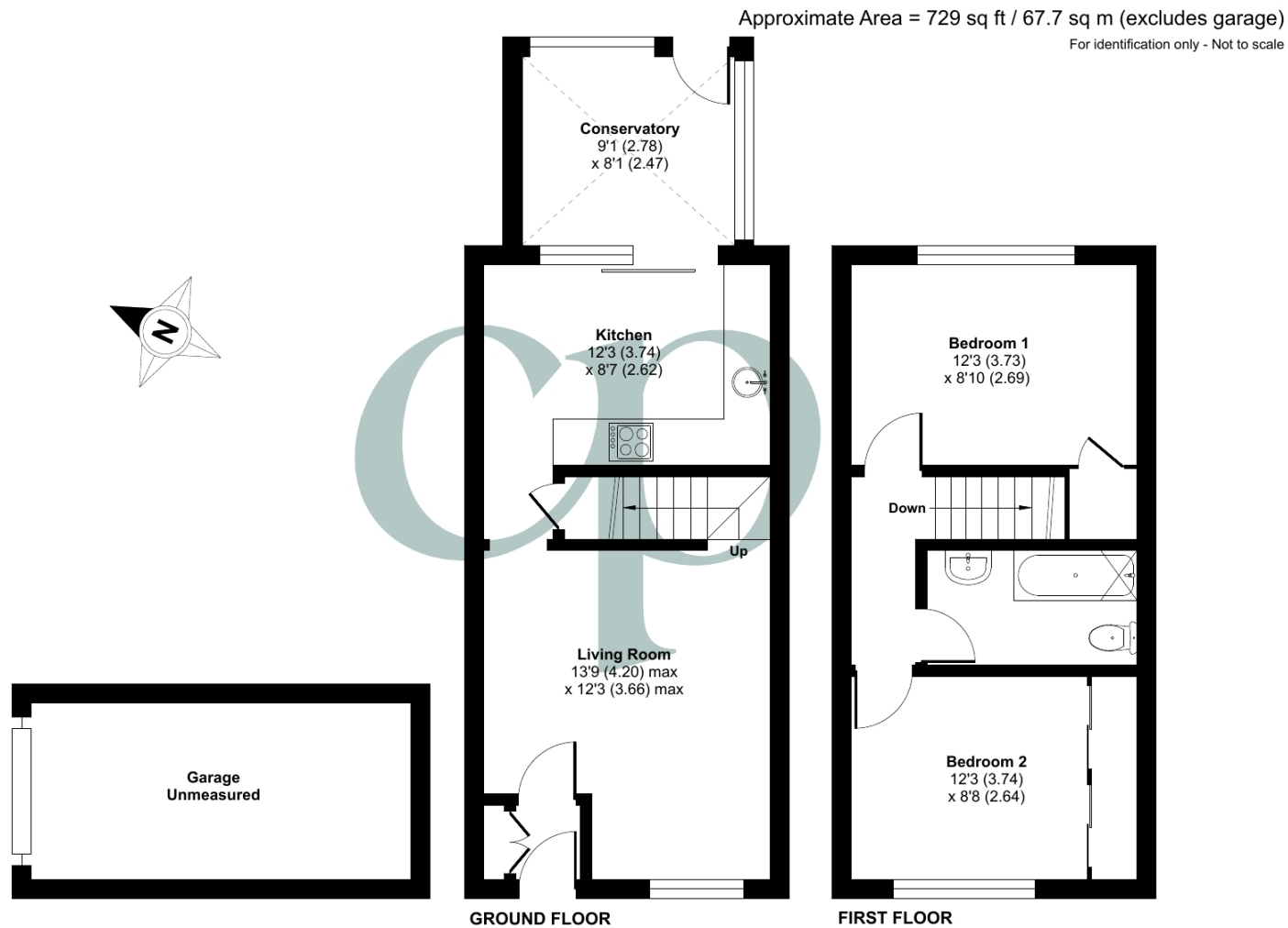
Immediately to the rear of the property is a block paved patio area. Part laid to gravel with stepping stone pathway leading to decked seating area at rear. Outside water tap. Ethernet connection. Gated rear access.

GARAGE

Single garage situated in nearby block. Ethernet connection.

Current Council Tax Band: B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	80
A		
(81-91)		
B		
(69-80)	75	80
C		
(55-68)		
D	75	80
(39-54)		
E		
(21-38)	75	80
F		
(1-20)	75	80
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). © nchecon 2025. Produced for Country Properties. REF: 1312749

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Viewing by appointment only

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