



Windermere Close

Flitwick,
Bedfordshire, MK45 1NQ
£325,000

country
properties

Pleasantly situated within a cul-de-sac location in the heart of the town centre, just 0.1 miles from the Tesco Superstore and 0.3 miles from the mainline rail station (on foot), this beautifully presented family home features an open plan living/dining room with attractive fireplace, extending to a generous 24ft in length. The fitted kitchen has open access to a rear conservatory to create an additional seating or breakfast area, and there are three bedrooms on the first floor along with a modern family bathroom. Designed for ease of maintenance, the south-westerly aspect rear garden features a patio seating area leading to artificial lawn. There is a garage in nearby block, whilst permit parking is also available for residents. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and matching sidelight. Meter cupboard. Door to:

LIVING/DINING ROOM

Double glazed bow window to front aspect. Double glazed window to rear aspect/conservatory. Feature fireplace housing gas fire. Two radiators. Wood flooring. Stairs to first floor landing. Part glazed door to:

KITCHEN

A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and induction hob with extractor over. Space for dishwasher and washing machine. Wood effect flooring. Built-in under stairs storage cupboard. Open access to:

CONSERVATORY

Double glazed windows and French doors to rear garden. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobe.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Open storage area.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in cupboard housing gas fired combination boiler. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed window to rear 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.

OUTSIDE

FRONT GARDEN

Stepped pathway leading to front entrance door. Raised beds at either side, laid to decorative stone chippings.

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area leading to raised artificial lawn. Borders laid to decorative slate chippings. Enclosed by timber fencing with gated rear access.



GARAGE

Single garage situated in nearby block. Up and over door.

Permit parking available for residents, subject to application.

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.



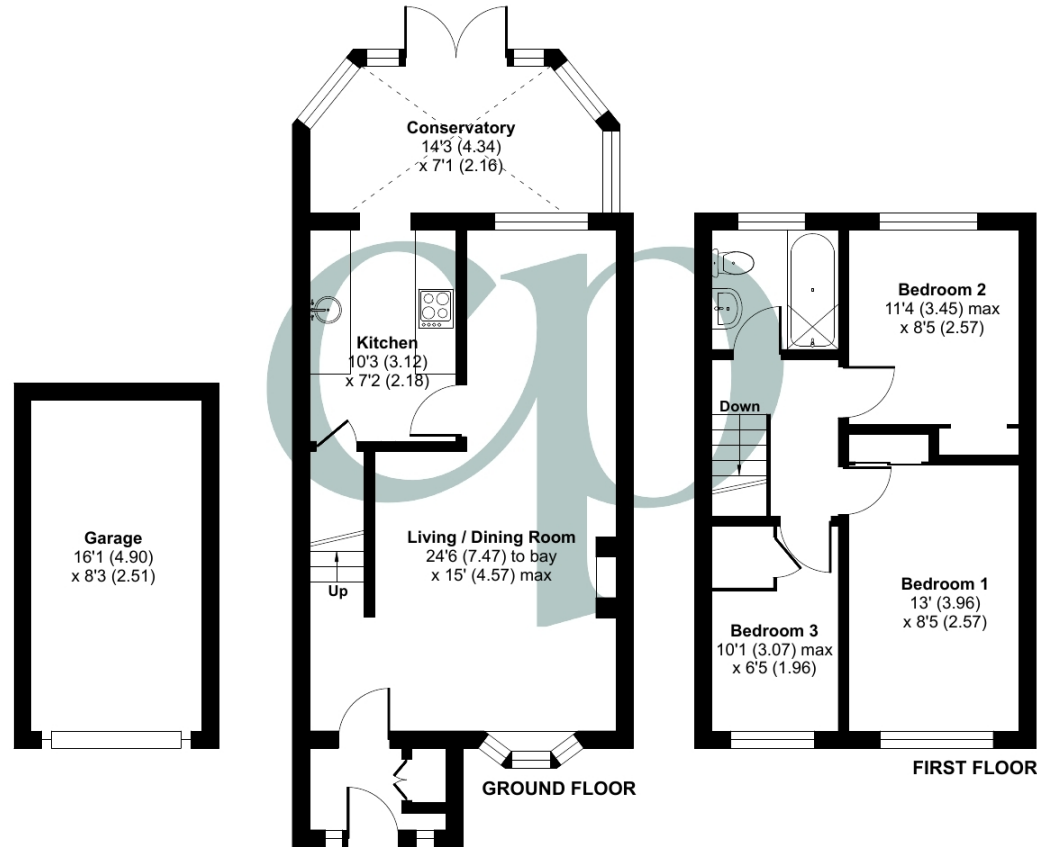


Approximate Area = 878 sq ft / 81.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1013 sq ft / 94 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	71	
(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: 1091947

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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