



Tyburn Lane

Westoning,
Bedfordshire, MK45 5JU
£365,000

country
properties

This well-presented semi detached village home features a block paved frontage providing off road parking, complemented by a garage for additional storage or secure parking. Well-presented throughout, the accommodation includes a spacious living room, where a delightful log burning stove creates a cosy ambiance, perfect for relaxing evenings with family and friends. Feature barn style sliding doors lead to a versatile snug/study area – ideal for those needing a home working space, or as a reading nook. The open plan kitchen/diner has been thoughtfully designed with integrated appliances, whilst a separate utility adds practicality and helps keep everyday living organised. There is a modern ground floor shower room, with three well-proportioned bedrooms upstairs. The attractive rear garden includes a pergola covered patio area, perfect for alfresco dining. Situated in the popular village of Westoning, you'll benefit from local amenities including a lower school, post office/store and public houses/restaurants, along with convenient access to commuter links via rail stations at both Flitwick and Harlington, plus the M1 (J12), all within approx. 2 miles. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect insert. Opaque double glazed panel to side aspect. Fitted storage cupboard. Stairs to first floor landing with storage cupboard beneath. Doors to living room and to:

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Wood effect flooring.

LIVING ROOM

Double glazed window to front aspect. Feature log burning stove set on slate hearth with timber mantel over. Radiator. Wood effect flooring. Top mounted barn style sliding double doors to:

SNUG/STUDY AREA

Feature upright column style radiator. Wood effect flooring. Open access to kitchen/dining area. Sliding door to:

UTILITY ROOM

Double glazed window to side aspect. Wall mounted gas fired boiler. Space for washing machine and freezer. Storage cupboard. Work surface area. Wood effect flooring.

KITCHEN/DINING AREA

Dual aspect via double glazed window to side and double glazed French doors to rear. A range of base and wall mounted units with wood work surface areas incorporating recessed sink with mixer tap. Built-in oven and hob with extractor over. Integrated dishwasher and refrigerator. Feature upright panel radiator. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Double glazed window to front aspect. Built-in over stairs storage cupboard. Radiator. Wood effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BEDROOM 3

Double glazed window to rear aspect. Radiator. Wood effect flooring.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Area laid to decorative pebbles leading to further paved patio with pergola over. Small ornamental pond. Outside light and cold water tap. Garden shed. Enclosed by fencing and walling.

GARAGE

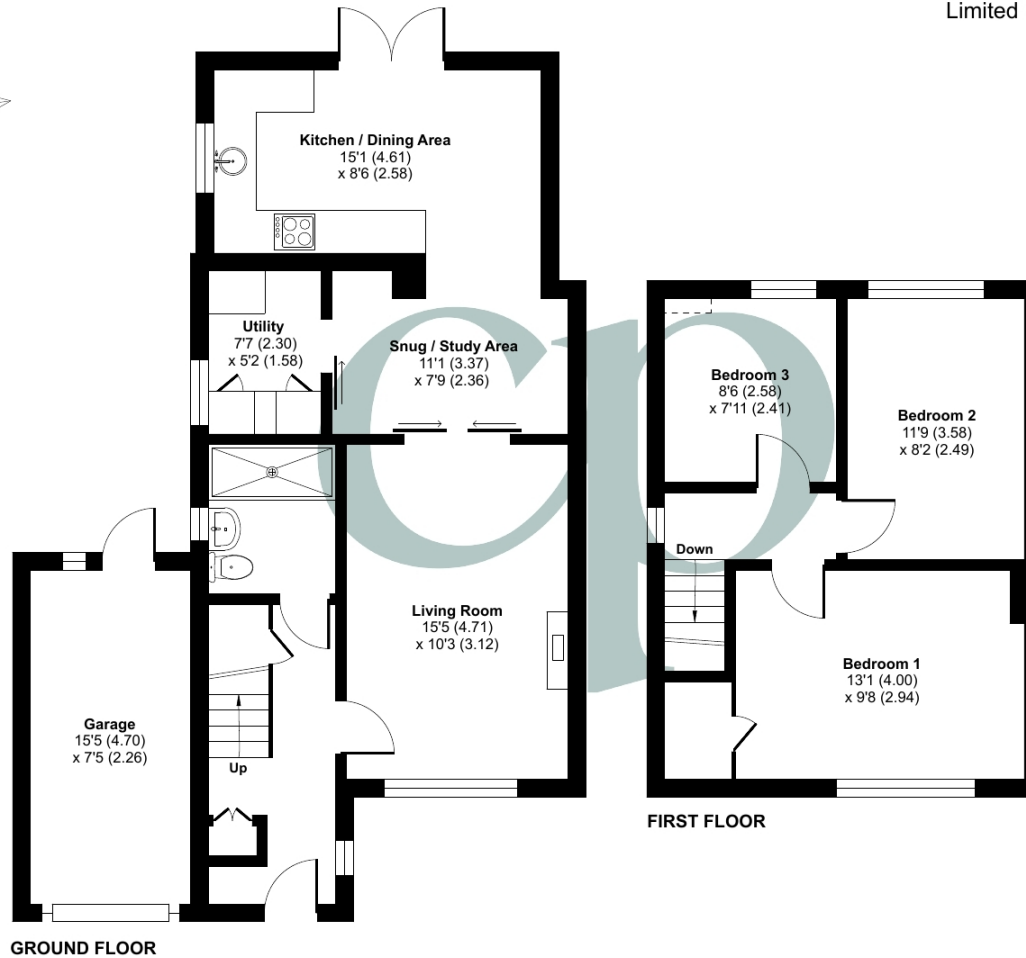
Metal up and over door. Opaque double glazed window and courtesy door to rear aspect. Power and light.

OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three vehicles. Outside light.

Current Council Tax Band: D.





Approximate Area = 930 sq ft / 86.3 sq m
Limited Use Area(s) = 2 sq ft / 0.1 sq m
Garage = 114 sq ft / 10.5 sq m
Total = 1046 sq ft / 96.9 sq m
For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	80
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). © n̄checom 2025. Produced for Country Properties. REF: 1369732

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Viewing by appointment only

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