Floor Plans

GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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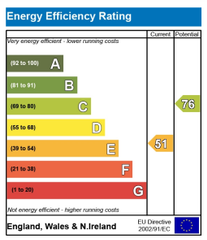

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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COUNTRY PROPERTIES
PART OF HUNTERS

29, Rectory Road

Steppingley, Bedfordshire,
MK45 5AT
£350,000

COUNTRY PROPERTIES
PART OF HUNTERS

A stunning two/three bedroom cottage in a lovely village location, with the rare benefit of a garage and to be sold with no onward chain.

- Two bedrooms plus useful mezzanine occasional room
- Retaining many character features including latch doors and open fireplace
- First floor ensuite to master bedroom plus ground floor bathroom
- Single garage en bloc and off road parking
- Lovely cottage gardens to front and rear
- No onward chain.

Ground Floor

Entrance Porch

Timber entrance door, door to lounge/diner, ceramic tiled flooring.

Lounge

11' 7" x 11' 1" (3.53m x 3.38m) Ceramic tiled flooring with under floor heating, multi fuel stove, built in cupboard, radiator.

Dining Room

Under stairs storage cupboard, ceramic tiled flooring with underfloor heating, internal window to kitchen, stairs rising to first floor accommodation, radiator.

Kitchen

11' 2" x 5' 7" (3.40m x 1.70m) A range of base and wall mounted farm house style units with work surfaces over, solid timber worktop, integrated butler sink, tiled splashbacks, space and plumbing for washing machine, built in oven with electric hob and hood over, recessed stairs area.

Bathroom

A recently refitted white suite comprising of panelled bath with shower over, wash hand basin and vanity unit, low level WC, ceramic tiled flooring, double glazed window to rear, radiator.

First Floor

Landing/Mezzanine

12' 1" x 10' 9" (3.68m x 3.28m) Occasional room, velux windows, access to loft, radiator.

Bedroom One

11' 0" x 8' 6" (3.35m x 2.59m) Radiator, window to rear.

Ensuite

A suite comprising of a wash hand basin, low level WC, separate shower cubicle, ceramic tiled flooring, heated towel rail.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m) Radiator, window to front.

Outside

Front Garden

Mainly laid to lawn with a variety of plant and shrub borders, pathway to front door.

Rear Garden

Private rear garden with a variety of plants and shrubs, artificial lawn, patio area to the rear, gated access to garage and driveway.

Garage

Single garage accessed at the rear of the property in a block, overhead storage, white up and over door, second from the left.

Directions

Enter Steppingley via Flitwick Road. In the centre of the village take the road that runs to the left of the French Horn Public House, as you look at it. This is Rectory Road and No. 29 is on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

STEPPINGLEY – is an unspoilt rural village in Bedfordshire. It stands on high ground in the centre of a small parish. It is located close the nearby towns of Ampthill, Flitwick and Woburn. The Duke of Bedford influence can be seen in the characteristic style of the numerous workers cottages throughout the village. Steppingley is a sought after village to live in, with a strong and active sense of community and excellent schools nearby. It has good transport links to the M1 (Junctions 12 and 13) and nearby Flitwick station.