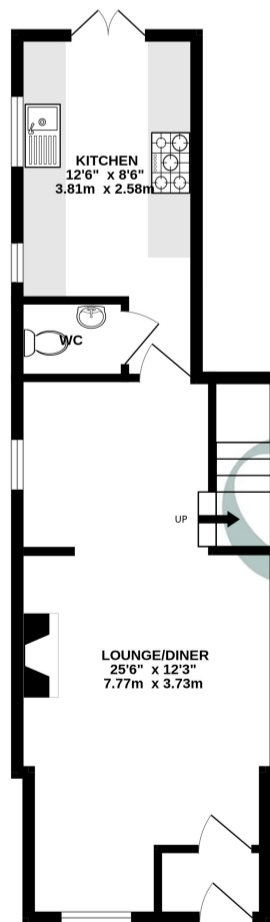
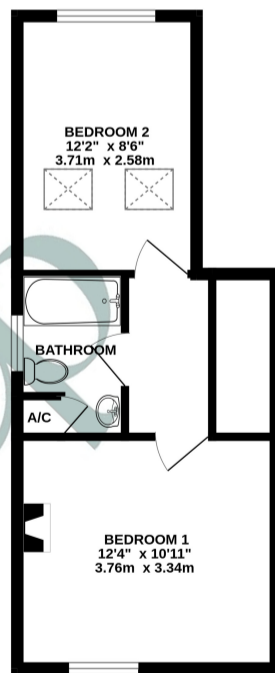




GROUND FLOOR  
435 sq. ft. (40.4 sq.m.) approx.



1ST FLOOR  
328 sq. ft. (30.5 sq.m.) approx.



**TOTAL FLOOR AREA: 763 sq. ft. (70.9 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A beautifully charming and generous two bedroom cottage, with it's large ground floor and bedroom sizes for properties of this type in the village. A lovely downsize or ideal for the first time buyers.

- Two double bedrooms and bathroom on first floor.
- Large 25ft lounge/diner and kitchen opening on to the garden.
- Character features throughout.
- Gas central heating and double glazing throughout.
- Circa 100ft south-west facing garden.

### Ground Floor

#### Entrance Porch

Entrance door to the front, radiator, door into:

#### Lounge/Diner

25' 6" x 12' 3" (7.77m x 3.73m)  
Feature fireplace, open tread stairs rising to first floor, double glazed windows to the front and side, three radiators.

#### Kitchen

12' 6" x 8' 6" (3.81m x 2.59m)  
A range of base and wall mounted units with work surfaces over, Belfast sink and drainer with mixer tap, space for appliances, French doors opening to the garden, two double glazed windows to the side, heated towel rail.

#### Cloakroom

A suite comprising of a low level WC and wash hand basin.



### First Floor

#### Landing

Radiator, doors to:

#### Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)  
Feature fireplace, access to loft, double glazed window to the front, radiator.

#### Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)  
Vaulted ceiling, two Skylight windows and double glazed window to the front, radiator.

#### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, airing cupboard housing hot water tank and boiler, double glazed window to the side.

### Outside

#### Rear Garden

Circa 100ft west facing garden, mainly shingle with mature trees and patio seating area, side access down past the house.

#### Directions

Enter Lidlington into the High Street and turn into Church Street next to the Church and No.55 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

