



Tennyson Road

Flitwick,
Bedfordshire, MK45 1QN
Guide Price £450,000

COUNTRY PROPERTIES
PART OF HUNTERS

Pleasantly situated towards the town outskirts, yet within just 0.7 miles of the mainline rail station and further amenities, this link detached family home has been extended to provide four double bedrooms. The accommodation also includes a spacious open plan living/dining room with a dual aspect, L-shaped fitted kitchen and first floor bathroom. Enjoying a south-westerly aspect, the rear garden is mainly laid to lawn with paved seating areas and off road parking is provided via the garage and driveway. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts and canopy over. Stairs to first floor landing. Radiator. Door to:

LIVING/DINING ROOM

Dual aspect via double glazed windows to front and rear. Built-in under stairs storage cupboard. Television point. Two radiators. Door to:

KITCHEN

Two double glazed windows to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Built-in electric double oven and hob with extractor over. Space for fridge and freezer. Radiator. Door to side aspect.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

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

BEDROOM 2

Double glazed window to rear aspect. Built-in airing cupboard housing hot water tank. Radiator.

BEDROOM 3

Two double glazed windows to front aspect. Built-in wardrobe. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed windows to side and rear aspects. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with storage cupboard beneath. Wall tiling. Radiator.

OUTSIDE

REAR GARDEN

29' x 25' (8.84m x 7.62m) approx. Paved patio areas. Mainly laid to lawn. Garden shed. Outside light, cold water tap and power point. Enclosed by fencing.

FRONT GARDEN

Mainly laid to lawn. Various plants and shrubs.



GARAGE

Metal up and over door. Power and light. Plumbing for automatic washing machine. Personal door to rear garden.

OFF ROAD PARKING

Shared access to driveway providing off road parking and leading to garage.

Current Council Tax Band: D.

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.

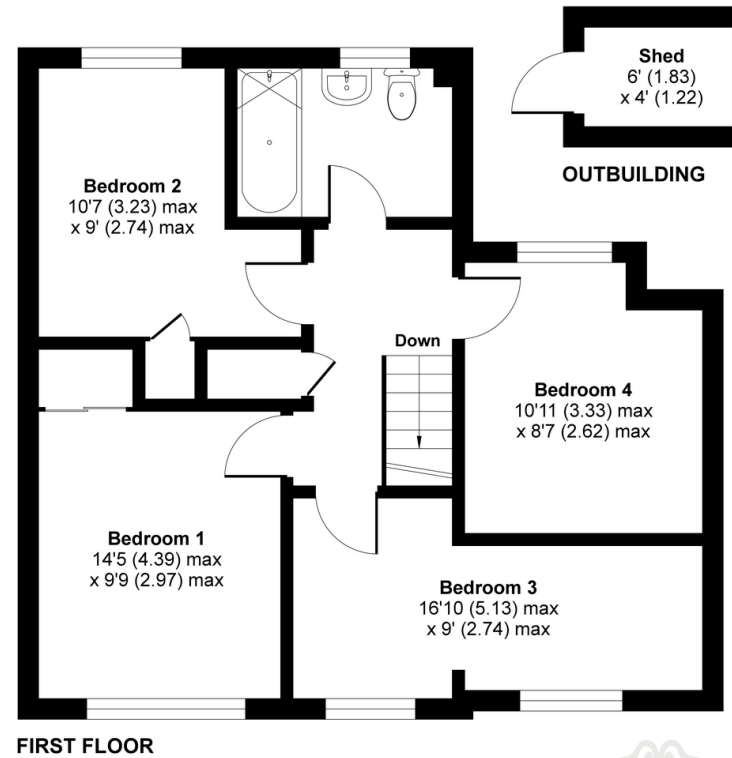
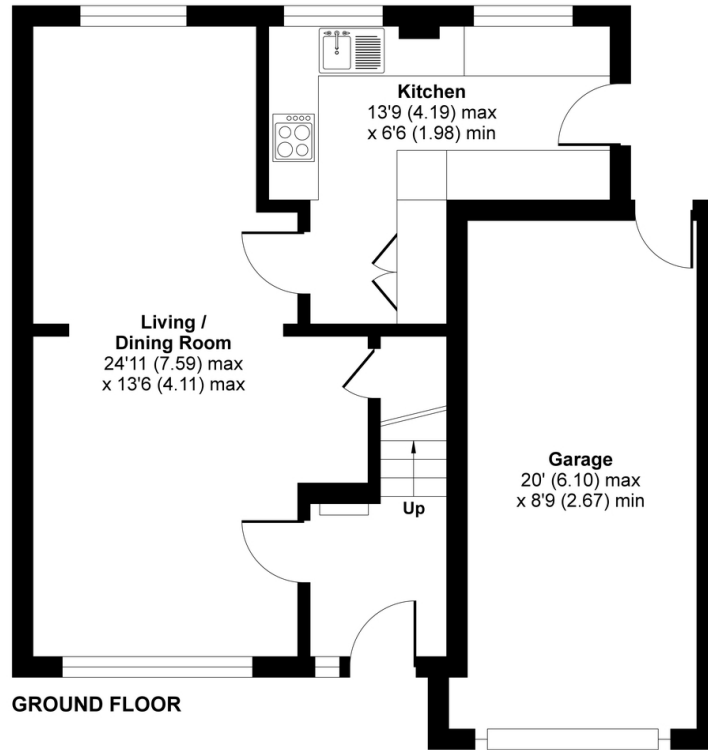




Approximate Area = 1253 sq ft / 116.4 sq m (includes garage)
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		83	64
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 715677



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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