



Lincoln Close

Flitwick,
Bedfordshire, MK45 1UN
£375,000

country
properties

Tucked away in a cul-de-sac location, this chain-free detached home features an adjacent garage plus driveway parking for approx. three vehicles. The accommodation includes a living room with walk-in bay and double doors to separate dining room, fitted kitchen and cloakroom/WC. There are three bedrooms to the first floor (the principal with en-suite shower room) plus a family bathroom, whilst the enclosed rear garden is mainly laid to lawn with paved patio area. The property is situated within 0.9 miles of both the town centre amenities (including mainline rail station) and Redborne Upper School on the outskirts of Ampthill. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Radiator. Stairs to first floor landing.

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin. Radiator. Wall panelling.

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Radiator. Multi pane opaque glazed double doors to:

DINING ROOM

Double glazed French doors to rear aspect. Radiator. Built-in under stairs storage cupboard. Door to:

KITCHEN

Double glazed window and opaque double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double electric oven and gas hob with extractor over. Space for refrigerator and washing machine. Radiator. Floor tiling. Wall mounted gas fired boiler.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Fitted wardrobe. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower tray with shower over, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring.



BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect.

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator.

OUTSIDE

FRONT GARDEN

Small lawn area. Shrub. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Various shrubs. Mature oak tree (with Tree Preservation Order). Garden shed. Enclosed by timber fencing and brick walling with gated side access.

GARAGE

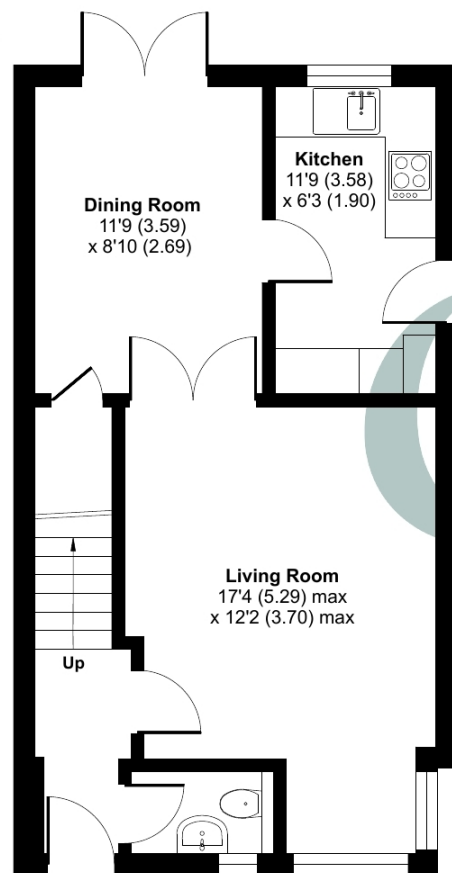
Up and over door. Power and light. Eaves storage.

OFF ROAD PARKING

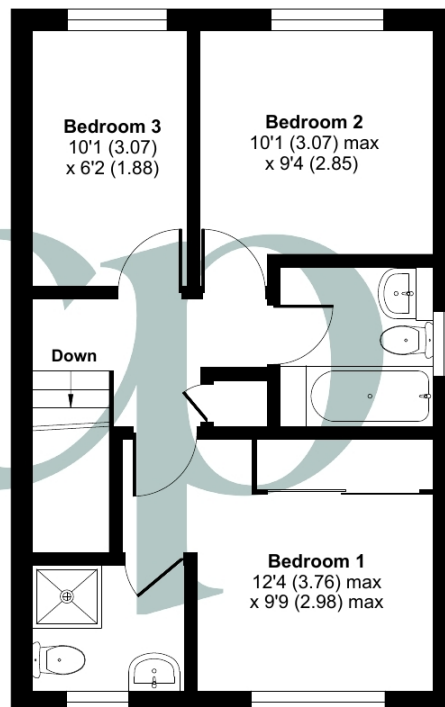
Driveway providing off road parking for approx. three vehicles and access to garage.

Current Council Tax Band: D.

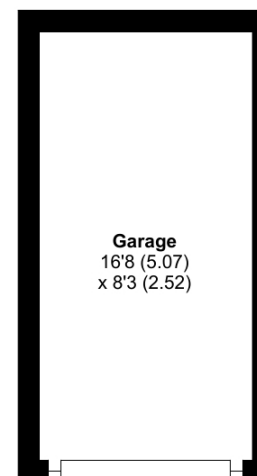




GROUND FLOOR



FIRST FLOOR



GARAGE

Approximate Area = 859 sq ft / 79.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 997 sq ft / 92.6 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1287206

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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