



Mill Lane
Greenfield,
Bedfordshire, MK45 5DG
Offers Over **£325,000**

country
properties

Set within a desirable village lane which leads to moorland walks, this lovely three storey end terrace character cottage features a rear garden extending to 74ft (max) in length with large storage shed and summerhouse/garden office. The ground floor offers a contemporary open plan layout including a living area with open fireplace and modern refitted kitchen with a range of integrated appliances providing a streamlined look, plus space to dine. The principal bedroom with cast iron fireplace and fitted wardrobes is located on the first floor along with a refitted bathroom with five piece suite, whilst the second bedroom with WC occupies the second floor. Flitwick's mainline rail station is approx. 1.5 miles and M1 (Junction 12) approx. 4 miles. EPC: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed insert. Georgian style double glazed window to side aspect. Wooden panelled door to:

LIVING AREA

Dual aspect via Georgian style double glazed window to front and two Georgian style double glazed windows to side. Feature open fireplace with hearth and mantel. Fitted cupboards to either side of chimney breast with shelving above. Feature vertical column style radiator. Television point. Wood effect flooring. Open access to:

KITCHEN/DINING AREA

Georgian style double glazed window and composite door with opaque glazed insert to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating recessed sink with mixer tap, extending to create a peninsula breakfast bar. Wall tiling. Built-in oven and hob. Integrated dishwasher and washing machine. Space for fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring. Wooden panelled door to stairs to first floor landing. Two under stairs storage cupboards, one housing gas fired combination boiler.

FIRST FLOOR

LANDING

Georgian style double glazed window to side aspect on stairway. Stairs to second floor landing. Wooden panelled doors to bathroom and to:

BEDROOM 1

Georgian style double glazed window to front aspect. Feature cast iron fireplace. Fitted wardrobes. Radiator.



BATHROOM

Georgian style opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap, set on storage unit. Wall tiling. Heated towel rail.

SECOND FLOOR

LANDING

Wooden panelled door to:

BEDROOM 2

Georgian style double glazed window to side aspect. Double glazed skylight. Recessed spotlighting to ceiling. Radiator. Built-in eaves storage cupboards. Combined close coupled WC with wash hand basin and tiled splashback. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Part laid to paving and slate chippings. Various shrubs. Outside lighting. Enclosed by walling. Gated side access to rear garden.

REAR GARDEN

74' x 16' (22.56m x 4.88m) max. Immediately to the rear of the property is a paved patio area leading to lawn. Rear decked seating area, part covered by pergola. Large garden shed with power and light. Large summerhouse/garden office with French doors to front, power, light and consumer unit. Outside lighting and cold water tap. Bin store. Log Store. Enclosed by fencing. Right of way access for neighbouring properties.

Current Council Tax Band: C.

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.

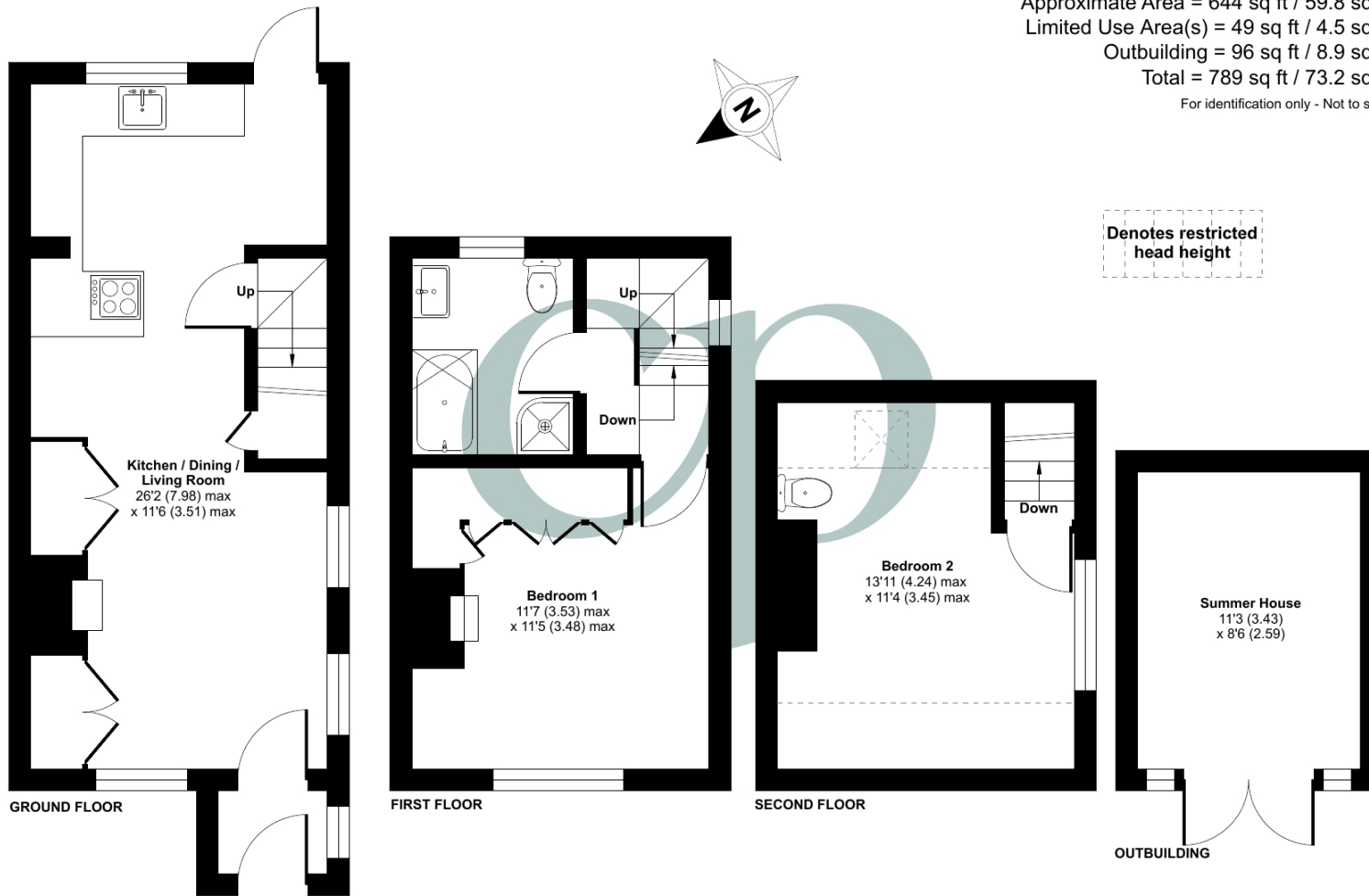
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 644 sq ft / 59.8 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 789 sq ft / 73.2 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(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). © ncheom 2024. Produced for Country Properties. REF: 1201385

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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