



# Windmill Road

Flitwick,  
Bedfordshire, MK45 1AT  
£325,000

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properties

This charming semi-detached home offers period features which harmoniously blend with practical modern touches. With open archway between, both the living and dining room feature an attractive fireplace providing character, and the kitchen is fitted in a traditional style with butler sink and wooden work surfaces. A bathroom completes the ground floor accommodation, whilst upstairs you will find two double bedrooms, each with an elegant cast iron fireplace and built-in storage. There is an enclosed garden to the rear which enjoys a south-easterly aspect, and a block paved driveway provides convenient off road parking to the front of the property. Set in a well-established location, the property is within 0.7 miles of the mainline rail station and further amenities at the town's centre. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed front entrance door. Staircase to first floor landing. Recessed spot lighting to ceiling. Door to:

### LIVING ROOM

Double glazed sash style window to front aspect. Feature open fireplace. Feature upright column style radiator. Exposed floorboards. Coving to ceiling with recessed spot lighting. Open access to:

### DINING ROOM

Double glazed French doors to rear aspect. Feature fireplace surround. Built-in cupboards to either side of chimney breast. Feature column style radiator. Coving to ceiling. Exposed floorboards. Built-in under stairs storage cupboard with window to side aspect. Part glazed door to:

### KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with under lighting and wooden work surface areas incorporating butler style sink with mixer tap. Tiled splashbacks. Space for refrigerator, washing machine and cooker (with fitted extractor canopy over). Wood effect flooring. Recessed spot lighting to ceiling. Door to:

### BATHROOM

Opaque double glazed windows to side and rear aspects. Three piece suite comprising: Bath with wall mounted shower unit over, WC with concealed cistern and pedestal wash hand basin. Wall tiling. Part panelled walls.

### FIRST FLOOR

### LANDING

Window to side aspect. Recessed spot lighting to ceiling. Doors to both bedrooms.



## BEDROOM 1

Double glazed sash style window to rear aspect. Feature fireplace. Built-in wardrobes to either side of chimney breast. Feature column style radiator.

## BEDROOM 2

Double glazed sash style window to front aspect. Feature cast iron fireplace. Part panelled wall. Feature column style radiator. Built-in over stairs storage cupboard.

## OUTSIDE

### REAR GARDEN

French doors from the dining room lead out to a paved patio area with steps up to tiered lawn. Timber garden store. Outside light and cold water tap. Enclosed by fencing with gated side access.

### OFF ROAD PARKING

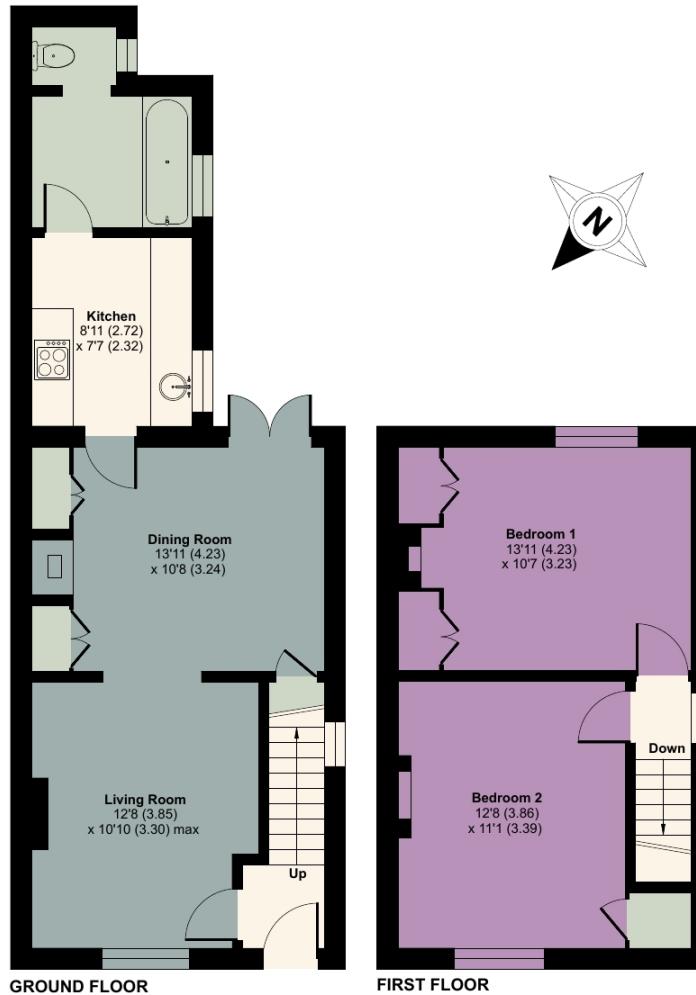
Block paved frontage providing off road parking. Shared pathway leading to gated side access to rear garden.

Council Tax Band: C.



Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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). ©nchecom 2026. Produced for Country Properties. REF: 1399928

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Viewing by appointment only

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