



Lyll Close
Flitwick,
Bedfordshire, MK45 1JB
Fixed Price **£400,000**

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properties

This well presented semi detached bungalow features an established rear garden extending to approx. 72ft in length. The versatile accommodation includes a 22ft open plan living/dining room with patio door to rear, fitted kitchen, three bedrooms (two with fitted wardrobes) and modern shower room. A fixed staircase leads to the useful loft area with window, providing potential to utilise as a home office/hobby room, whilst off road parking is provided via the driveway and garage to side. The mainline rail station and further town centre amenities are within just 0.5 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via side entrance door with opaque double glazed leaded light effect inserts. Radiator. Built-in storage cupboard. Wood effect flooring. Doors to all bedrooms, shower room and to:

LIVING/DINING ROOM

Double glazed sliding patio door to rear aspect. Feature fireplace recess. Radiator. Wood effect flooring. Part glazed door to staircase with glazed balustrade leading to loft area. Sliding 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 gas hob and 1½ bowl sink and drainer with mixer tap. Wall tiling. Built-in electric double oven. Space for fridge/freezer. Space and plumbing for washing machine. Radiator.

BEDROOM 1

Double glazed window to front aspect. A range of fitted wardrobes to one wall with part mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to side aspect. A range of fitted wardrobes to one wall with mirrored sliding doors. Cupboard housing wall mounted gas fired boiler (fitted April 2022). Radiator. Wood effect flooring.

BEDROOM 3

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor.



FIRST FLOOR

LOFT AREA

Double glazed window to rear aspect.
Radiator. Eaves storage.

OUTSIDE

FRONT GARDEN

Mainly laid to decorative stone chippings
with central circular paved patio.

REAR GARDEN

72' x 31' (21.95m x 9.45m) max. Immediately
to the rear of the property is a paved patio
with retractable electric awning situated
over the rear patio door, creating a shaded
seating area. A pathway extends alongside
the mainly lawned garden with mature
borders housing a variety of plants and
shrubs. Timber garden shed. Greenhouse.
Enclosed by fencing.

GARAGE

Metal up and over door. Two windows and
part glazed courtesy door to side aspect.
Power and light.

OFF ROAD PARKING

Driveway providing off road parking and
access to garage. Outside lighting. Cold
water tap. Gated access to rear garden.

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.

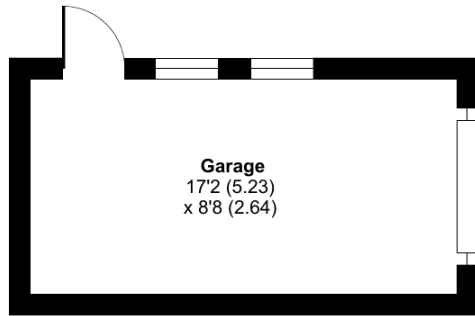
A signed copy of our Supplier List & Referral
Fee Disclosure Form.

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

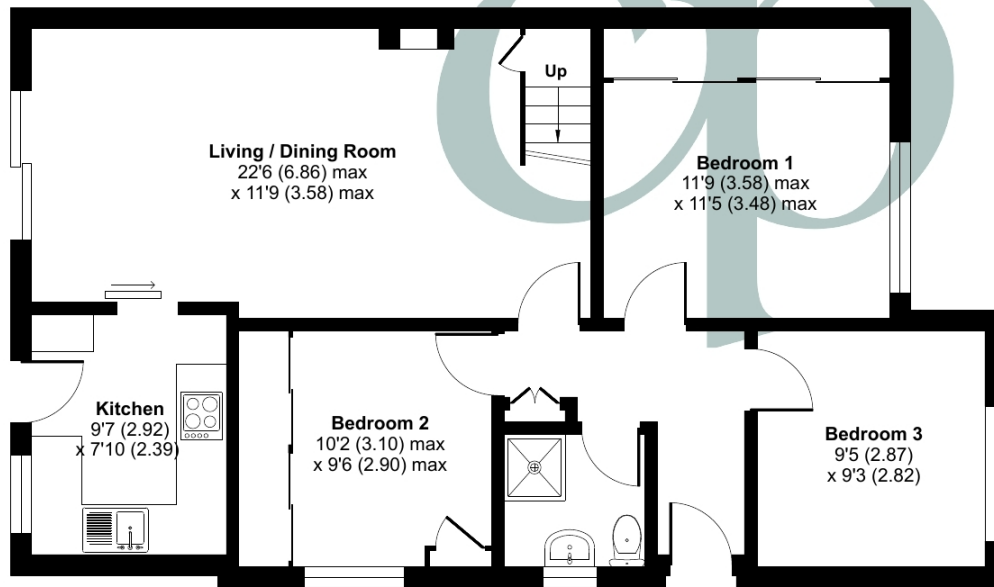


Approximate Area = 933 sq ft / 86.6 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1082 sq ft / 100.4 sq m

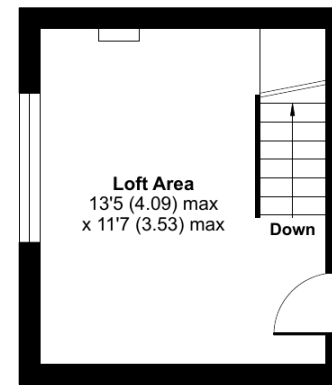
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		69
(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



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1183248

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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