



# Station Road

Flitwick,  
Bedfordshire, MK45 1LA  
£255,000

country  
properties

This chain-free end terrace character cottage features a generous rear garden extending to 130ft in length with useful outbuilding. The entrance porch leads into a cosy living room with feature beams, and there is a fitted kitchen/breakfast room with built-in oven and hob plus open access to the conservatory creating an additional sitting or dining space. There are two bedrooms to the first floor along with a bathroom with feature roll top bath. The property is pleasantly situated towards the town outskirts, yet within just half a mile of the amenities at its centre including the mainline rail station with a direct service to St Pancras International. EPC Rating: G.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque glazed fanlight. Double glazed leaded light effect windows to front and either side aspect. Floor tiling. Door with opaque double glazed insert to:

### LIVING ROOM

Double glazed leaded light effect bow window to front aspect. Exposed brick chimney breast with fireplace recess. Wall mounted heater. Fitted cupboard housing gas and electric meters with shelving above. Feature ceiling beams. Wood effect flooring. Open tread staircase to first floor landing. Door to:

### KITCHEN/BREAKFAST ROOM

A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob. Feature ceiling beams. Wood effect flooring. Part panelled walls. Open access to:

### CONSERVATORY

Of part brick construction with leaded light effect double glazed windows and French doors to rear garden. Wood effect flooring.

## FIRST FLOOR

### LANDING

Wood effect flooring. Hatch to loft. Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed leaded light effect window to front aspect. Feature ceiling beams. Recessed tiled shower cubicle with shower unit. Wood effect flooring.

### BEDROOM 2

Double glazed leaded light effect window to rear aspect. Feature ceiling beams. Wood effect flooring.



## BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Claw foot roll top slipper bath with mixer tap/shower attachment, close coupled WC and circular wash hand basin with mixer tap, set on chrome and glass stand. Wall tiling. Wall mounted cupboard housing gas fired boiler.

## OUTSIDE

### FRONT GARDEN

Laid to paving and gravel for ease of maintenance. Enclosed by hedging and low level walling. Gated side access to rear garden.

### REAR GARDEN

130' x 14' (39.62m x 4.27m) max. Immediately to the rear of the property is a paved patio leading to gravelled area with central paved pathway. Remainder tiered and laid to lawn with dividing hardstanding patio area. Enclosed by timber and wire mesh fencing with gated side access. Right of way access.

### OUTBUILDING/WC

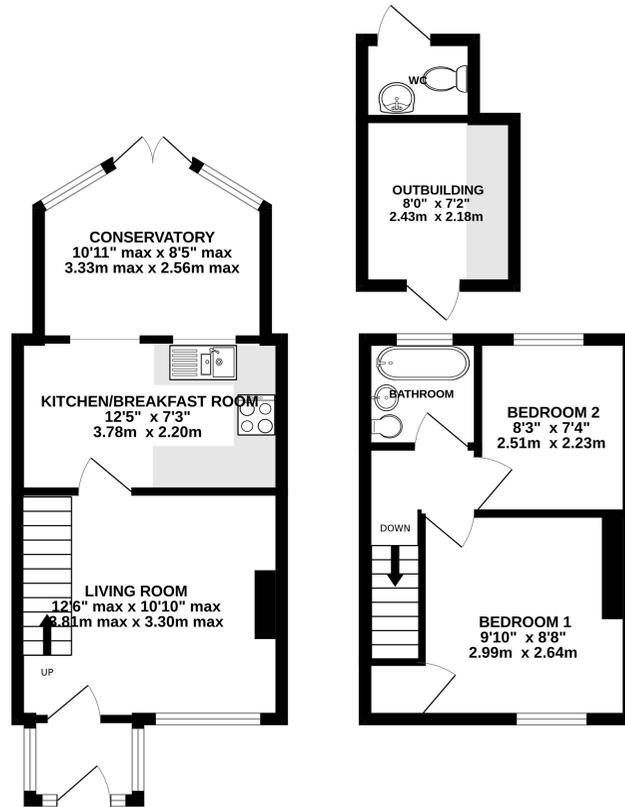
Useful store with wood panelled walls. Work surface area. Power. WC at rear with two piece suite and wood panelled walls.

Current Council Tax Band: B.



GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 84                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G | 20      |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing by appointment only

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