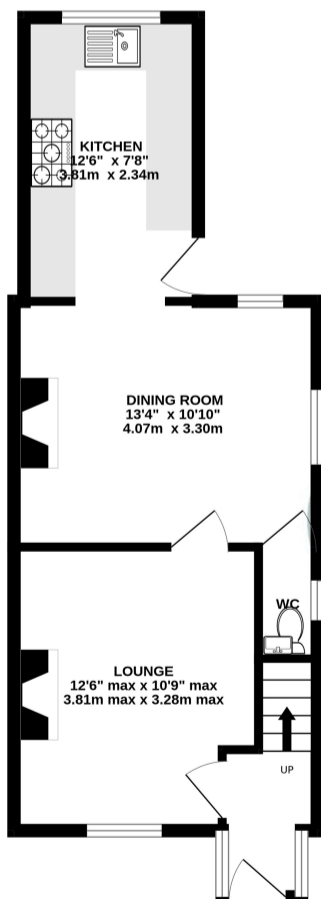
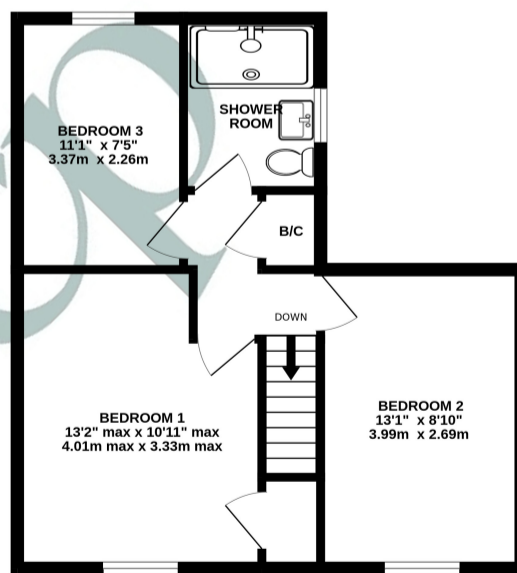




GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

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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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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A generously sized link-detached three bedroom cottage bursting with charm with its character features and prime location between Maulden and Clophill.

- Three good sized bedrooms.
- Off-road parking with pedestrian right-of-way over the driveway for the neighbour.
- Close to local amenities and highly regarded local schools.
- Character features throughout.
- Lounge and separate dining room.
- No onward chain.

Ground Floor

Entrance Hall

Entrance door and double glazed windows to the front, stairs rising to first floor, electric radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side.

Lounge

Max. 12' 6" x 10' 9" (3.81m x 3.28m) Feature fireplace with wood burner, double glazed window to the front, cast iron-style radiator.

Dining Room

13' 4" x 10' 10" (4.06m x 3.30m) Electric fireplace, double glazed windows to the side and rear, cast iron-style radiator.

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m) A range of base and wall mounted units with stone work surfaces over, Belfast sink and drainer with mixer tap, integrated Range cooker with extractor over, integrated dishwasher and washing machine, underfloor heating, door to garden, double glazed window to the rear.



First Floor

Landing

Cupboard housing gas combi-boiler.

Bedroom One

Max. 13' 2" x 10' 11" (4.01m x 3.33m) Cupboard over stairs with loft access, double glazed window to the front, radiator.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m) Double glazed window to the front, radiator.

Bedroom Three

11' 1" x 7' 5" (3.38m x 2.26m) Double glazed window to the rear, radiator.

Shower Room

A suite comprising of a shower cubicle with Aqualisa smart shower remote, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Mainly laid to lawn with patio seating area, hard-standing area for shed and lined flower beds, side access via driveway.

Parking

Block paved driveway with off-road parking in car-port to the front of the house.

