



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Less than average	Very energy efficient - lower energy costs	Less than average
65 to 100 (A)	65	92 to 100 (A)	85
55 to 65 (B)			
45 to 55 (C)			
35 to 45 (D)			
25 to 35 (E)			
15 to 25 (F)			
0 to 15 (G)			
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher energy costs	
England, Wales & N. Ireland		England, Wales & N. Ireland	



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

16 Hinksley Road
FLITWICK
Bedfordshire
MK45 1HH
£210,000

REF: 3082351



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16 Hinksley Road, FLITWICK, MK45 1HH
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A newly refurbished three bedroom home with fabulous 18'11" x 14'5" kitchen/family room and no upper chain.

- Television room
- 18'11" x 14'5" kitchen/family room
- 15'1" x 8'5" utility room
- Ground floor cloakroom
- Three bedrooms
- First floor family bathroom
- Large rear garden
- No upper chain

GROUND FLOOR

ENTRANCE HALL 9' 10" x 9' 1" (3.00m x 2.77m) Accessed via side entrance door. UPVC double glazed window to side aspect. Radiator. Spotlighting. Laminated flooring. Stairs to first floor landing. Doors to kitchen/family room and to:

TELEVISION ROOM 9' 11" x 9' 4" (3.02m x 2.84m) UPVC double glazed window to front aspect. Radiator. Television point. Telephone point. Laminated flooring.

KITCHEN/FAMILY ROOM 18' 11" x 14' 5" (5.77m x 4.39m) UPVC double glazed windows to front and rear aspects. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Built-in electric oven and four ring gas hob with extractor hood over. Built-in refrigerator. Built-in dishwasher. Two radiators. Tiled flooring to kitchen area. Laminated flooring to family area. Door to:

UTILITY ROOM 15' 1" x 8' 5" (4.60m x 2.57m) UPVC double glazed window to side aspect. UPVC opaque double glazed door to rear aspect. Stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Space and plumbing for dishwasher. Further appliance space. Cupboard housing wall mounted gas fired boiler. Tiled flooring. Door to:

CLOAKROOM UPVC opaque double glazed window to side aspect. Low level WC. Part tiled walls. Tiled flooring.

FIRST FLOOR

LANDING UPVC double glazed window to rear aspect. Radiator. Hatch to loft. Doors to all rooms.

BEDROOM 1 14' 5" x 9' 4" (4.39m x 2.84m) UPVC double glazed window to front aspect. Radiator. Television point.

BEDROOM 2 9' 11" x 9' 5" (3.02m x 2.87m) UPVC double glazed window to front aspect. Radiator. Television point.

BEDROOM 3 9' 4" x 9' 2" (2.84m x 2.79m) UPVC double glazed window to rear aspect. Radiator. Television point.

FAMILY BATHROOM UPVC opaque double glazed window to side aspect. Refitted four piece suite comprising: Bath with mixer tap and shower attachment, tiled shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Tile effect flooring. Spotlighting to ceiling.

OUTSIDE

FRONT GARDEN Shingled area. Pathway leading to entrance door.

REAR GARDEN Mainly laid to lawn. Decking and shingled areas. Enclosed by timber fencing. Gated side access.

Current Council Tax Band: B.