



Windmill Road

Flitwick,
Bedfordshire, MK45 1AU
£280,000

country
properties

Full of character, this chain-free cottage is set within a non-estate location, just 0.5 miles from the mainline rail station and further amenities within the centre of the town. With features to include exposed brickwork and ceiling beams, the accommodation comprises a cosy living room with log burning stove, fitted kitchen complete with oven, hob and hood, two bedrooms and first floor bathroom. There is an enclosed courtyard style garden to the rear, which is mainly laid to gravel and paving for ease of maintenance. EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via part opaque double glazed leaded light effect entrance door with canopy porch over to:

LIVING ROOM

Double glazed leaded light effect window to front aspect. Feature exposed brick chimney breast housing log burning stove. Radiator. Exposed ceiling beams. Wall light points. Wood effect flooring. Door to:

KITCHEN

Double glazed leaded light effect window and part double glazed leaded light effect door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Wall mounted gas fired boiler. Space for washing machine and fridge/freezer. Exposed ceiling beams. Wood effect flooring. Stairs to first floor landing.

FIRST FLOOR

LANDING

Feature exposed brickwork on stairway. Hatch to loft. Doors to both bedrooms.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Radiator. Built-in airing cupboard, plus separate storage cupboard. Wood effect flooring.

BATHROOM

Opaque double glazed leaded light effect window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Radiator. Tile effect flooring.



OUTSIDE

FRONT GARDEN

Laid to gravel. Various shrubs. Enclosed by picket fencing with gated access. Gated side access to rear garden.

REAR GARDEN

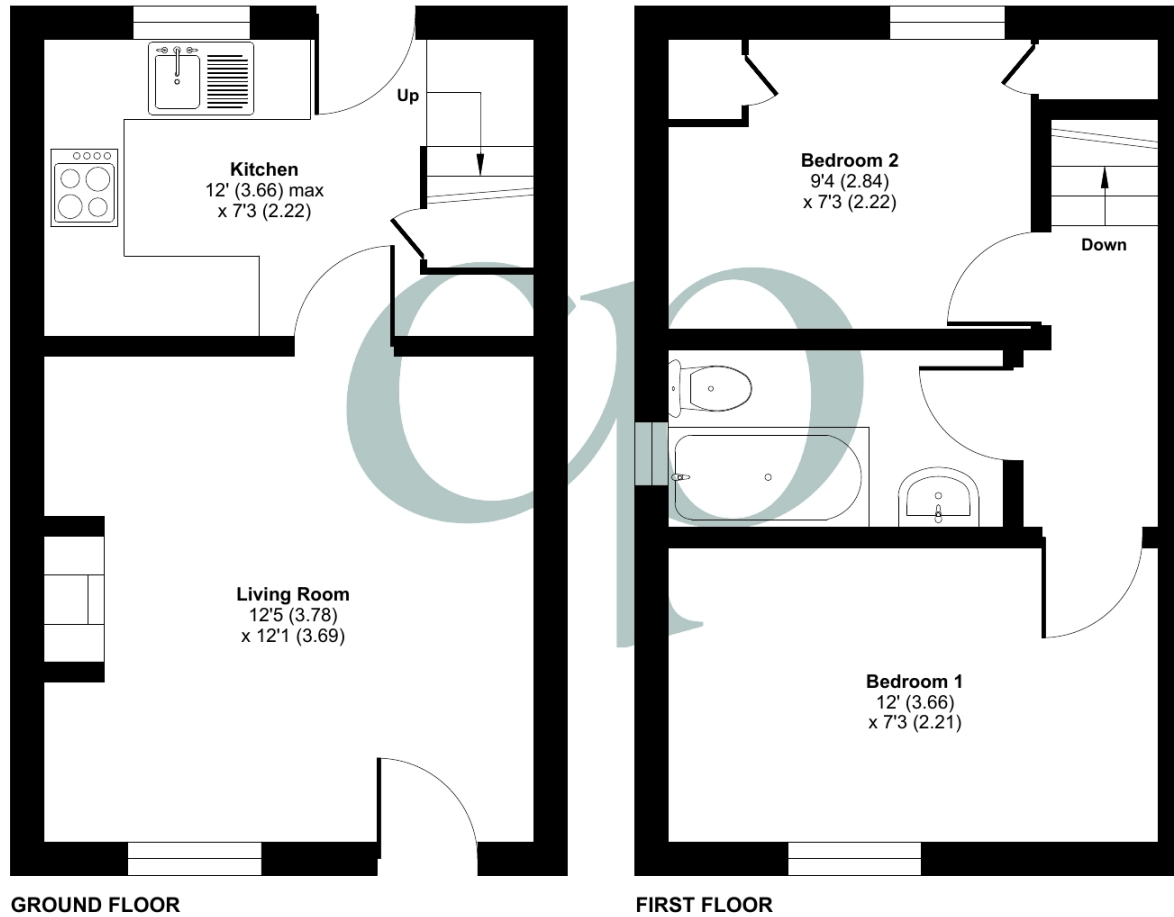
Mainly laid to gravel and paving. Raised shrub bed. Log store. Enclosed by timber fencing with gated side access. Right of way access.

Current Council Tax Band: B.



Approximate Area = 472 sq ft / 43.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		57
(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). © nchecon 2025. Produced for Country Properties. REF: 1335868

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Viewing by appointment only

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