



# Grebe Close

Flitwick,  
Bedfordshire, MK45 1SA  
£375,000

country  
properties

Set within the popular 'Birds' area of town, this semi detached home features a 17ft living room and fitted kitchen/dining room with French doors to conservatory. There are three bedrooms to the first floor, along with a family bathroom. The enclosed rear garden is mainly laid to block paved patio and artificial lawn for ease of maintenance and ample parking is provided via the block paved frontage along with additional parking space and garage in nearby block. The town centre amenities, including mainline rail station, are within just 0.5 miles on foot. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via opaque double glazed front entrance door. Radiator. Wall mounted fuse box. Part opaque glazed door to:

### LIVING ROOM

Double glazed bow window to front aspect. Three radiators. Stairs to first floor landing. Part opaque glazed door to:

### KITCHEN/DINING ROOM

Double glazed window and French doors to conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Space for washing machine, slimline dishwasher, fridge/freezer and cooker (with extractor above). Tile effect flooring. Built-in storage cupboard housing gas fired boiler (installed October 2020).

## CONSERVATORY

Double glazed windows and French doors to rear garden. Radiator. Two wall light points.

## FIRST FLOOR

### LANDING

Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in over stairs storage cupboard.



## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Radiator.

## OUTSIDE

### REAR GARDEN

Laid to block paved patio and artificial lawn. Various plants and shrubs. Outside cold water tap. Garden shed. Enclosed by fencing with gated side access.

### GARAGE

Single garage situated in block. Metal up and over door. Power and light. Courtesy door to rear garden.

### OFF ROAD PARKING

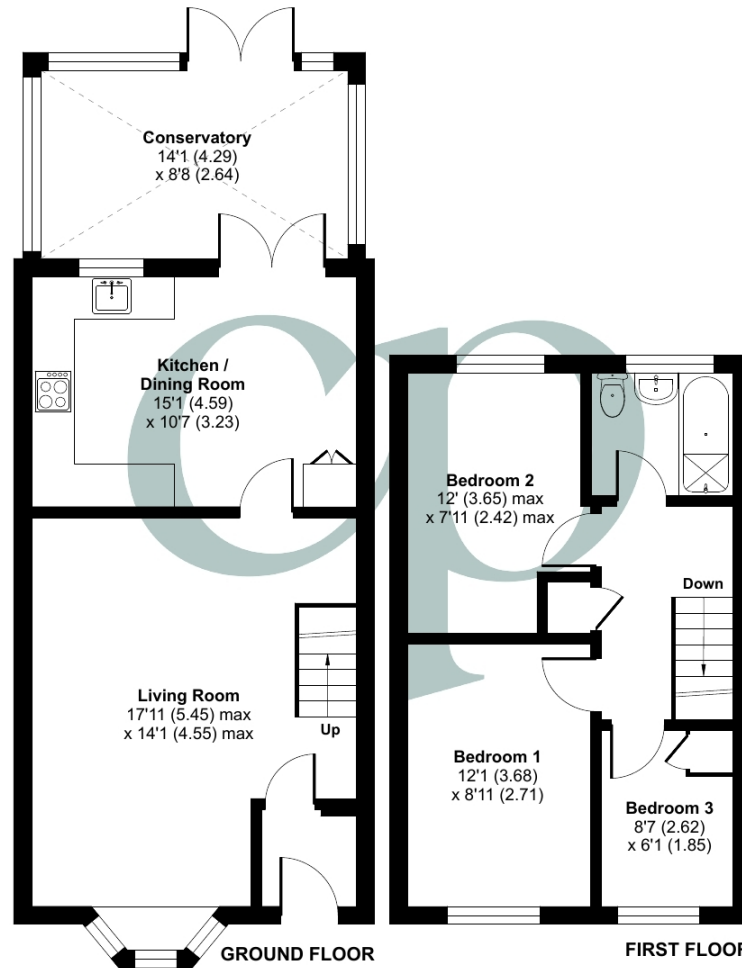
Block paved frontage providing off road parking for two vehicles. Parking for additional vehicle in front of garage.

Current Council Tax Band: C.



Approximate Area = 941 sq ft / 87.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1236667

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## Viewing by appointment only

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