



# Nightingale Lane

Flitwick,  
Bedfordshire, MK45 1GQ  
**£450,000**

country  
properties

With beautifully presented accommodation over three floors, this semi detached home features a fitted kitchen/breakfast room with a range of integrated appliances (as stated) creating a streamlined look, living/dining room with French doors to rear, and cloakroom/WC. There are three bedrooms on the first floor (two of which are doubles) along with a modern family bathroom, whilst the principal bedroom suite with shower room solely occupies the second floor. Enjoying a south-westerly aspect, the enclosed rear garden is mainly laid to lawn with a patio seating area, and parking is provided via the garage and block paved driveway to side. The property is set within a popular development nearing the outskirts of Flitwick, whilst the town centre amenities, including mainline rail station, are within approx. 1 mile on foot. EPC Rating: B.

- Popular modern development
- Living/dining room with French doors to rear
- Kitchen/breakfast room with a range of integrated appliances
- Ground floor cloakroom/WC
- Three first floor bedrooms plus family bathroom
- Principal bedroom with en-suite occupying second floor
- Rear garden with south-westerly aspect
- Adjacent garage & driveway



## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Floor tiling. Recessed spotlighting to ceiling. Doors to kitchen/breakfast room, living/dining room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

### KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and five ring gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Wall tiling.

### LIVING/DINING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator.

## FIRST FLOOR

### LANDING

Radiator. Recessed spotlighting to ceiling. Built-in airing cupboard plus separate storage cupboard. Doors to three bedrooms, family bathroom and inner landing.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Part wall panelling.

### BEDROOM 3

Double glazed window to front aspect. Radiator. Wood effect flooring.

### BEDROOM 4

Double glazed window to rear aspect. Radiator. Wood effect flooring.

### FAMILY BATHROOM

Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

### INNER LANDING

Double glazed window to front aspect. Radiator. Stairs to second floor.



## SECOND FLOOR

### BEDROOM 1

Double glazed window to front aspect. Double glazed skylight. A range of built-in wardrobes with part mirrored doors. Door to:

### EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.

### OUTSIDE

#### FRONT GARDEN

Pathway leading to front entrance door with shrub beds at either side.

#### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area with paved pathway extending alongside the lawned garden, leading to the garage courtesy door. A variety of trees and shrubs. Outside light and cold water tap. Enclosed by fencing and walling with gated side access.



## GARAGE

Brick-built garage with pitched, tiled roof. Metal up and over door. Part double glazed courtesy door to side aspect leading to rear garden. Power and light. Eaves storage.

## OFF ROAD PARKING

Driveway to side providing off road parking and access to garage.

Current Council Tax Band: D.

Estate/Management Charge: £80 approx. per quarter (TBC).

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

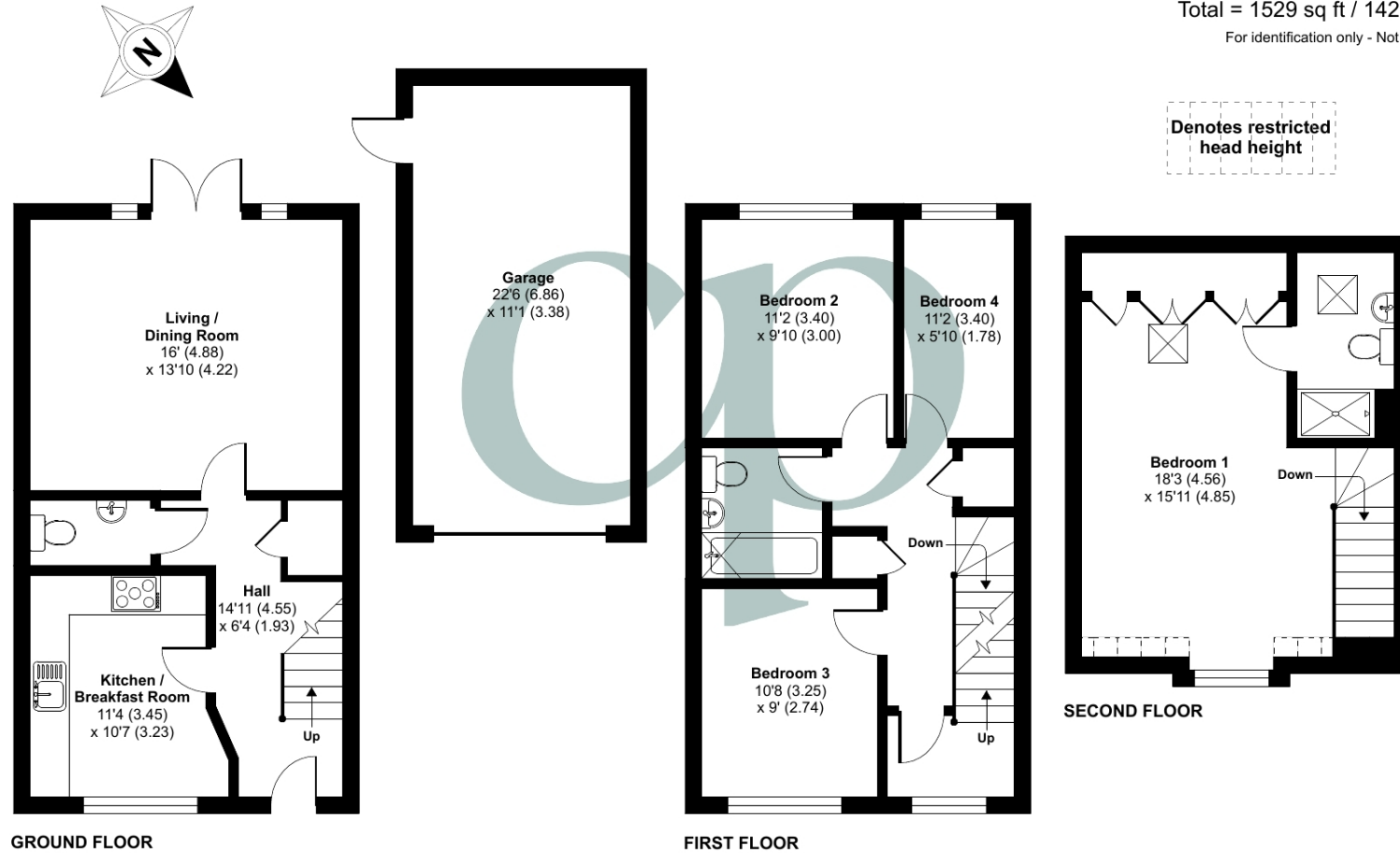
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1266 sq ft / 117.6 sq m  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Garage = 251 sq ft / 23.3 sq m  
 Total = 1529 sq ft / 142 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1169644

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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