



Hinksley Road
Flitwick,
Bedfordshire, MK45 1HH
£320,000

country
properties

Offered for sale with the benefit of no upper chain, this modern semi detached home features contemporary open plan living space with zones for relaxing and dining and also incorporates a stylish kitchen area with a range of integrated appliances. In addition, there is a ground floor cloakroom/WC, whilst the first floor offers two bedrooms and a bathroom.

Enjoying a south-easterly aspect, the good sized rear garden is mainly laid to lawn with shrub borders and a generous patio seating area. Off road parking for two vehicles is provided via the block paved frontage. The town centre amenities, including mainline rail station, are within just 0.5 miles. EPC Rating: B.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy over. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Doors to kitchen/living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Wood effect flooring.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

Opaque double glazed window to front aspect. Double glazed French doors and window to rear aspect. A range of wall and floor mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven, hob and extractor with tiled splashback. Integrated fridge/freezer and washing machine. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing with built-in storage cupboard beneath.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Radiator. Hatch to loft. Built-in storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1

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



BEDROOM 2

Double glazed window to front aspect.
Radiator. Bed to remain.

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. Shaver point. Wall tiling. Extractor. Recessed spotlighting to ceiling. Heated towel rail. Tile effect flooring.

OUTSIDE

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a large paved patio area leading to lawn. Garden shed. Outside light. Enclosed by fencing and shrubs.

OFF ROAD PARKING

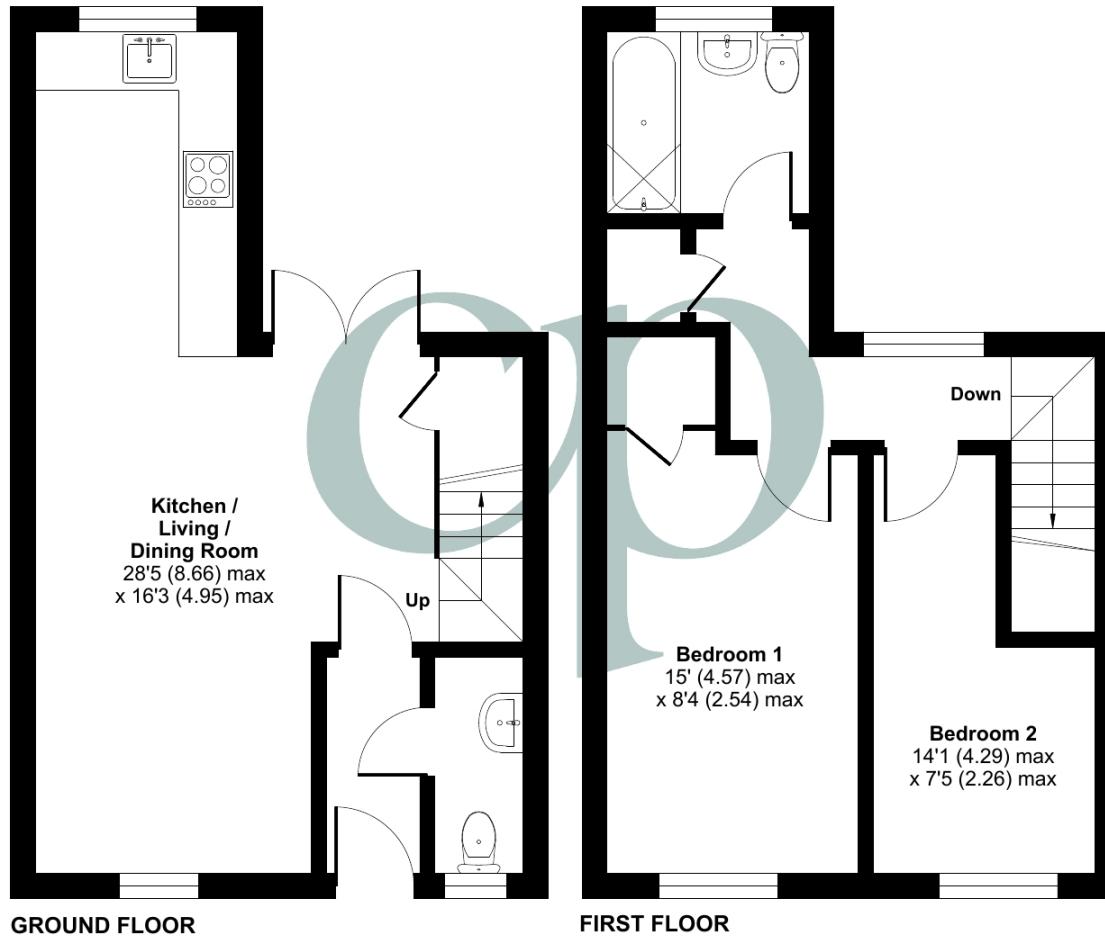
Block paved frontage providing off road parking for two vehicles.

Current Council Tax Band: C.



Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 96 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1191284

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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