



Kings Road

Flitwick,
Bedfordshire, MK45 1ED
£475,000

country
properties

Conveniently located within the heart of the town (just 0.3 miles from the mainline rail station), this detached bungalow is offered for sale with no upper chain and features an established rear garden with southerly aspect (100ft x 42ft max). Having potential to improve and extend (subject to planning), the accommodation includes a spacious living room with feature fireplace, fitted kitchen, dining room with patio door to garden, three double bedrooms and family bathroom. Ample parking is provided via the block paved driveway leading to garage. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque double glazed entrance door with opaque double glazed sidelight. Radiator. Hatch to loft. Open storage area housing electric meter. Doors to all bedrooms and bathroom. Further multi pane opaque glazed doors to kitchen and to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace surround housing gas fire. Two radiators.

KITCHEN

Double glazed window and opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall tiling. Space for cooker and washing machine. Cupboard housing gas fired boiler. Open access to:

DINING ROOM

Double glazed sliding patio door to rear aspect. Radiator.

BEDROOM 1

Walk-in bay with double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

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

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Extractor. Heated towel rail.

OUTSIDE

FRONT GARDEN

Mainly laid to gravel. A variety of shrubs. Part enclosed by low level walling and hedging.



REAR GARDEN

100' x 42' (30.48m x 12.80m) max. Patio area leading to lawn. Mature tree and shrub borders. Brick-built store. Greenhouse. Enclosed by fencing and hedging with gated side access.

GARAGE

Metal up and over door. Window to rear aspect.

WC

Door to front aspect. Opaque glazed window to side aspect. WC (no water supply).

OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage. Cold water tap.

Current Council Tax Band: E.

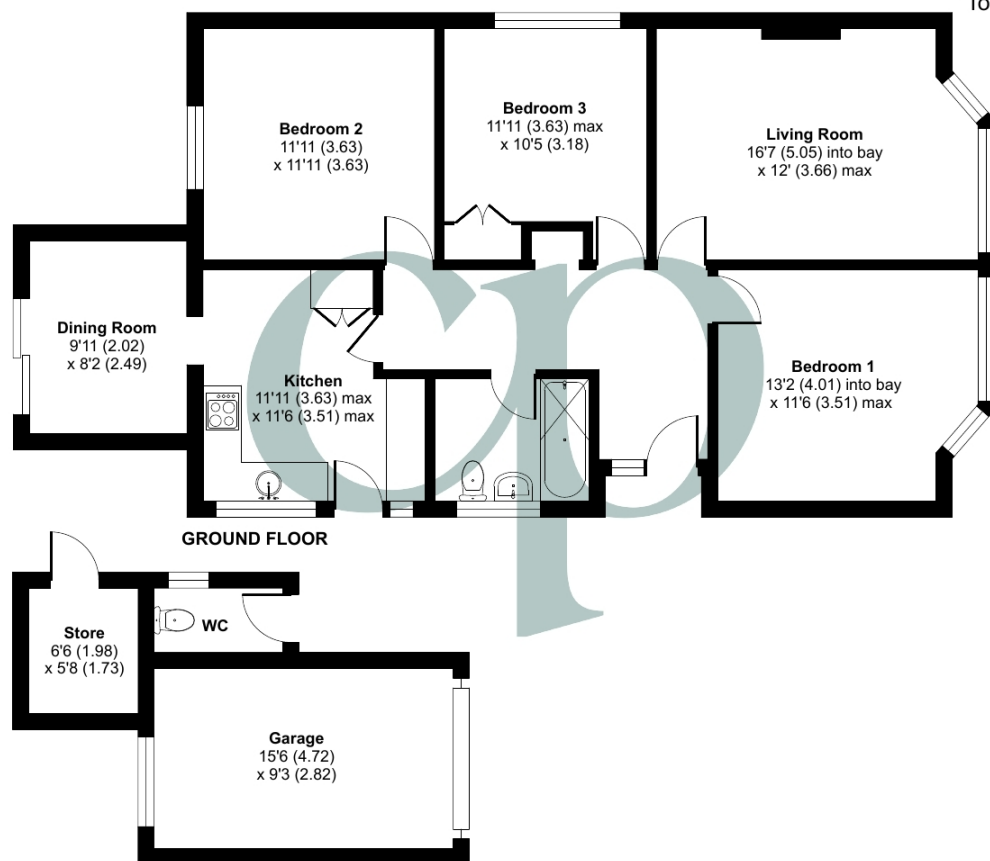
AGENTS NOTE

The property is currently tenanted. To respect their privacy, the photographs displayed were taken prior to their occupation whilst the property was vacant.





Approximate Area = 1043 sq ft / 96.8 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuildings = 59 sq ft / 5.4 sq m
Total = 1247 sq ft / 115.8 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 80 |
| (55-68) | D | 64 |
| (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: 1121195

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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