



Station Road

Flitwick,
Bedfordshire, MK45 1LA
Offers Over **£375,000**

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properties

This extended semi detached bungalow features a 28ft (max) living/dining room with feature roof lights and French doors to rear allowing the space to be flooded with natural light, plus a modern fitted kitchen with breakfast bar area overlooking the rear garden (great for informal dining). There are two bedrooms, allowing the option to use one as an additional reception if preferred, plus a stylish shower room. Enjoying a south-easterly aspect, the enclosed rear garden is laid to lawn with a generous patio seating area and summerhouse. Ample parking is provided via the driveway leading to garage. The town centre amenities, including mainline rail station providing a direct service to St Pancras International, are within 0.5 miles, whilst a handy newsagent/convenience store is situated just across the road. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with opaque double glazed decorative inserts. Two built-in storage cupboards. Radiator. Recessed spotighting to ceiling with hatch to loft. Doors to all rooms.

LIVING/DINING ROOM

Double glazed French doors and window to rear aspect. Two feature roof lights. Two radiators.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and five ring gas hob with extractor over. Built-in double oven. Space for washing machine and upright fridge/freezer. Wall mounted gas fired boiler. Breakfast bar. Wall and floor tiling. Radiator. Recessed spotighting to ceiling.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with fixed rainfall style shower head and additional hand-held attachment, close coupled WC and wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling. Heated towel rail. Radiator. Recessed spotighting to ceiling.

OUTSIDE

FRONT GARDEN

Gravelled frontage with block paved edging providing optional additional parking. Shrub border.



REAR GARDEN

Immediately to the rear of the property is an extensive paved patio seating area. Remainder mainly laid to lawn. Raised shrub border. Outside lighting, power point and cold water tap. Timber summerhouse with power and light. (Garden shed not included in sale). Enclosed by timber fencing with gated side access.

GARAGE

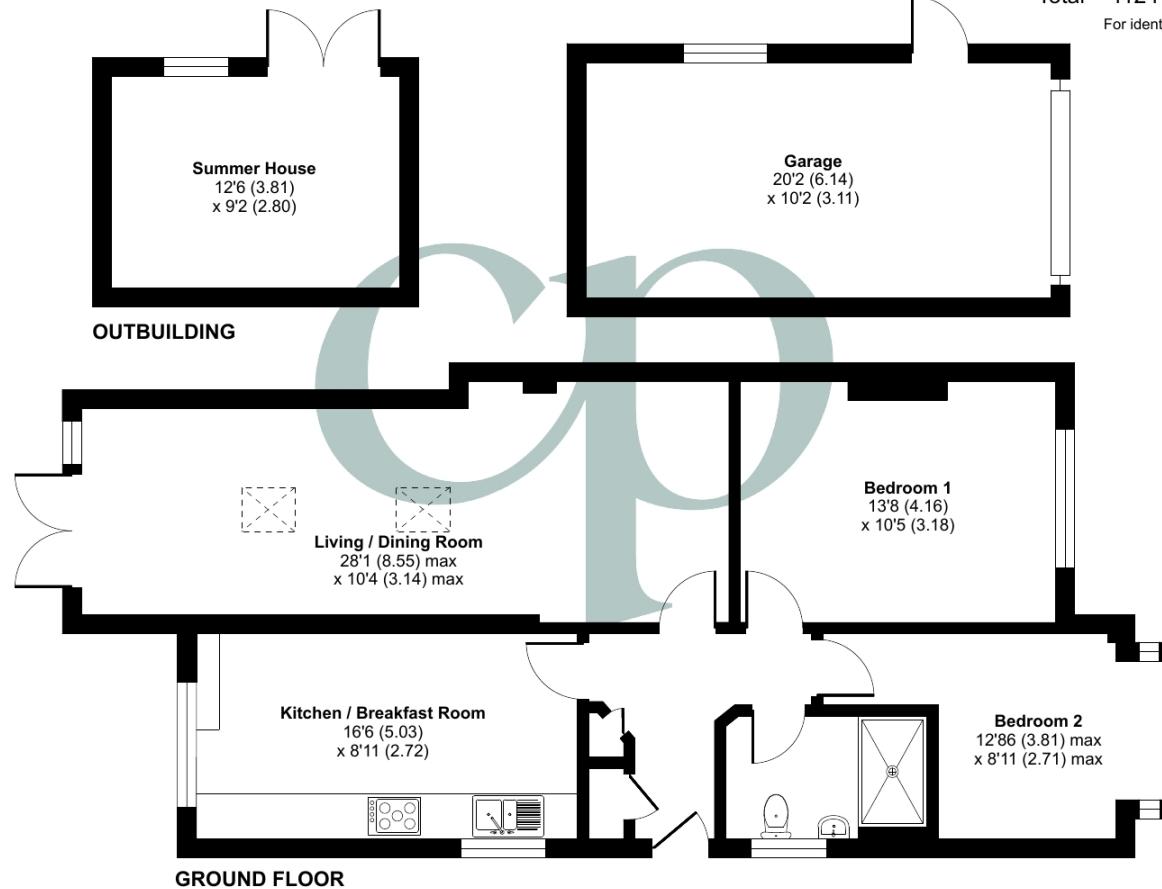
Metal up and over door. Window and courtesy door to side aspect.

OFF ROAD PARKING

Hard standing driveway providing off road parking with double gates leading to access to garage.

Current Council Tax Band: C.





Approximate Area = 803 sq ft / 74.6 sq m
Garage = 206 sq ft / 19.1 sq m
Outbuilding = 115 sq ft / 10.6 sq m
Total = 1124 sq ft / 104.4 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		
(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). ©nchecom 2025. Produced for Country Properties. REF: 1333790

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Viewing by appointment only

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