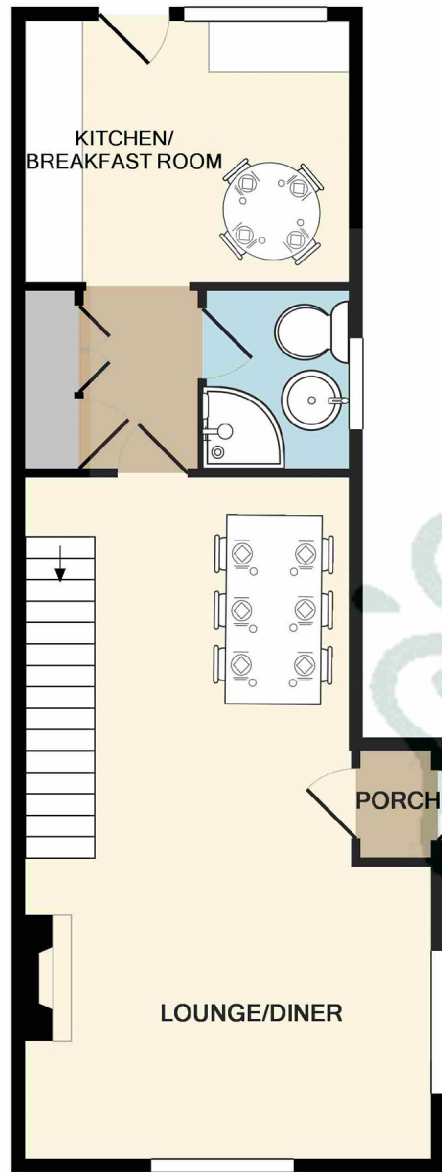
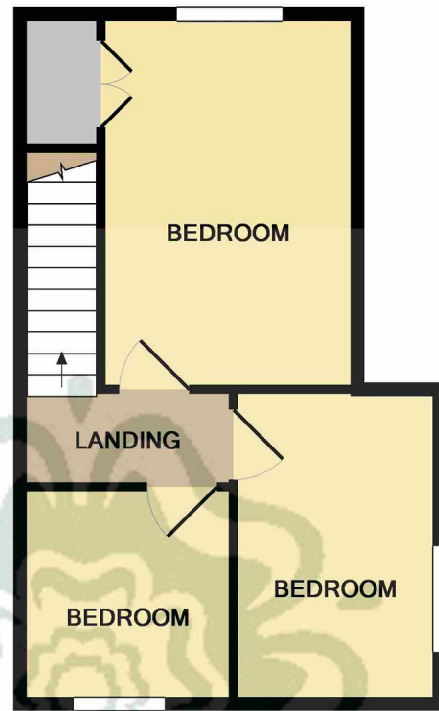


Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



10, Peakes End

Steppingly,
MK45 5AX
£415,000

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	31
G (1 to 20)	27

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Very environmentally unfriendly - higher CO ₂ emissions
A (10 to 100)	
B (21 to 51)	
C (31 to 60)	
D (41 to 69)	
E (51 to 78)	
F (61 to 88)	24
G (71 to 95)	25

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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk



A beautifully presented period property in a superb, highly desirable location. With many character features and no upper chain.

- Delightful open plan reception room with feature fireplace
- Established gardens with mature trees
- Refitted shower room
- Kitchen/Breakfast room with garden access
- Three bedrooms with countryside views and parking
- Ready to move into, no onward chain.

Ground floor

Entrance porch

Accessed via the front entrance door. Tiled flooring.

Lounge

15' 1" x 11' 4" (4.60m x 3.45m) Double glazed leaded style windows to front and side. Wood block flooring, part exposed brick wall, attractive feature fireplace. Open plan to the dining room. Radiator.

Dining room

13' 5" x 12' (4.09m x 3.66m) Double glazed leaded style window to side. Stairs to first floor. Wood block flooring. Door to the inner lobby. Radiator.

Inner Lobby

Tiled flooring. Built in storage cupboard. Door to bathroom and glazed multi pane style door to kitchen/breakfast room. Airing cupboard housing hot water tank.

Kitchen/breakfast room

11' 9" x 9' 10" (3.58m x 3.00m) Double glazed leaded style window to rear. Stable style door to garden. Range of both floor and wall mounted cream units and drawers with wood effect work surface over. Incorporated butler style sink with swan neck mixer tap. Down lighting. Tiled flooring. Space for cooker. Integrated fridge freezer. Space for table and chairs. Radiator.

Shower Room

White suite comprising of pedestal wash hand basin, shower cubicle and low level w.c. Radiator and heated towel rail. Fully tiled walls. Double glazed leaded style window.

First floor

Landing

Loft access. Doors to all rooms.

Bedroom one

13' 6" x 9' 3" (4.11m x 2.82m) Double glazed leaded style window with open aspect. Radiator. Built in wardrobe.

Bedroom two

11' x 7' 3" (3.35m x 2.21m) Double glazed leaded style double glazed window to side. Radiator.

Bedroom 3

7' 10" x 7' 5" (2.39m x 2.26m) Double glazed leaded style window to window. Radiator.

Outside

Front garden

Mainly laid to lawn with a path leading to the front door.

Rear garden

A delightful established garden with plant and shrub borders.

Parking

Gravel off road parking for two cars.

Directions

From the centre of Amptill take Woburn street to the very end. Then turn left onto the A507. Straight over two roundabouts. At the third roundabout take the second exit at the fourth roundabout go straight over towards Steppingley. After about 3/4 of a mile there is a right hand bend, with a left hand turn, take this into Peakes End.

STEPPINGLEY – is an unspoilt rural village in Bedfordshire. It stands on high ground in the centre of a small parish. It is located close the nearby towns of Amptill, Flitwick and Woburn. The Duke of Bedford influence can be seen in the characteristic style of the numerous workers cottages throughout the village. Steppingley is a sought after village to live in, with a strong and active sense of community and excellent schools nearby. It has good transport links to the M1 (Junctions 12 and 13) and nearby Flitwick station.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY THE VENDOR

