



Kendal Drive

Flitwick,
Bedfordshire, MK45 1NW
£450,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within the heart of the town centre, just 0.2 miles from the mainline rail station, this link-detached home features a converted garage to create versatile additional space, ideal as a gym or home office, with useful storage retained to front. There is a fitted kitchen/breakfast room with walk-in bay, 17'11" living room with French doors to rear and cloakroom/WC, whilst four bedrooms and a family bathroom are located on the first floor. There is an established garden to the rear and a driveway provides off road parking. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque glazed inserts and canopy porch over. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath (having space and plumbing for washing machine). Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Low level WC and wash hand basin set in vanity unit. Tiled splashback. Radiator.

KITCHEN/DINING ROOM

Two double glazed windows to front aspect, one with walk-in bay. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and induction hob with extractor over. Built-in oven and microwave. Space for fridge/freezer and dishwasher. Radiator. Wood effect flooring.

LIVING ROOM

Double glazed window and French doors to rear aspect. Radiator.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect on stairway. Hatch to loft. Radiator. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

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

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Wood effect flooring.



OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Shrub border.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn. Mature shrub borders. Two garden sheds. Gated side access.

FORMER GARAGE/STORE

Up and over door. Window to front aspect. Door to:

GYM/HOME OFFICE

Double glazed window to rear aspect. Wood effect flooring. Eaves storage. Door to rear garden.

OFF ROAD PARKING

Driveway providing off road parking.

Current Council Tax Band: E.

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.

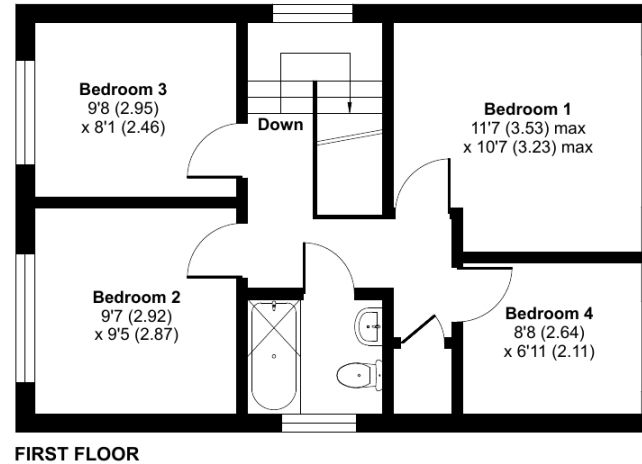
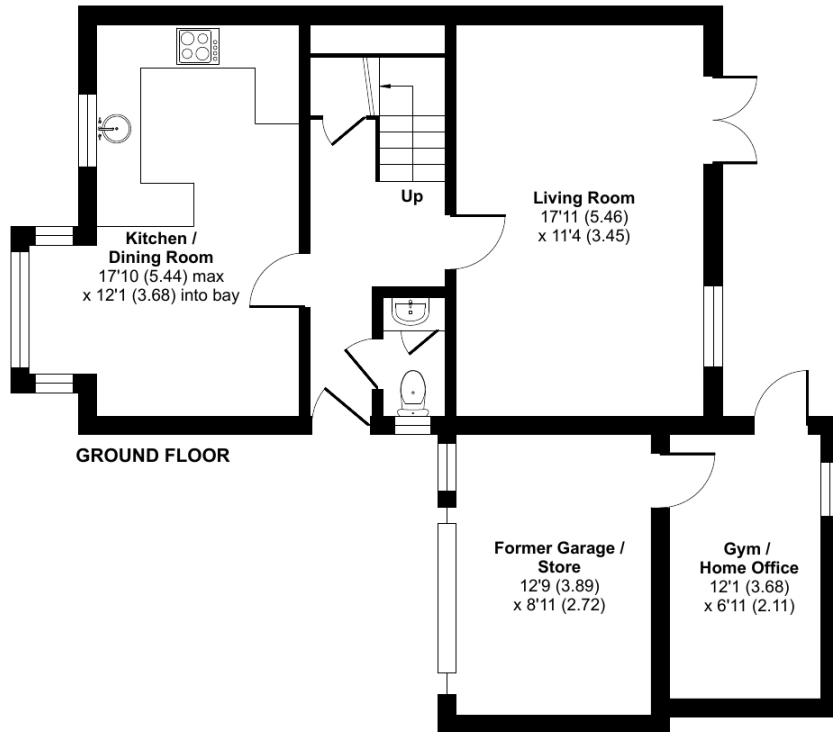




Approximate Area = 1002 sq ft / 93 sq m
 Garage = 114 sq ft / 10.5 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1200 sq ft / 111.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		74
(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



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 992856



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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