



Larkway

Flitwick,
Bedfordshire, MK45 1RE
£375,000

country
properties

This extended family home offers well presented accommodation including a living room with glazed bi-fold doors to a spacious kitchen/dining room, in turn leading to a separate study (ideal for those working from home). There is a cloakroom/WC off the entrance porch, whilst the first floor features three double bedrooms and a bathroom. Enjoying a south-westerly aspect, the enclosed garden wraps around the side of the property and off road parking for two vehicles is provided in addition to a garage in nearby block. Flitwick Lower School and Millenium Park are within just 0.3 miles, whilst the mainline rail station and further town centre amenities are within 0.6 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and canopy over. Radiator. Wood effect flooring. Doors to living 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. Wall and floor tiling. Radiator.

LIVING ROOM

Double glazed window to front aspect. Radiator. Built-in under stairs storage cupboard. Glazed bi-fold doors to kitchen/dining room. Door to:

INNER LOBBY

Opaque double glazed window to side aspect. Stairs to first floor landing.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in oven and induction hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Radiator. Wood effect flooring. Part opaque glazed door to:

STUDY

Double glazed window and part opaque double glazed door to rear aspect. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Radiator. Two built-in cupboards, one housing gas fired boiler. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to front aspect.
Radiator.

BEDROOM 2

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

BEDROOM 3

Double glazed window to rear aspect.
Radiator. Built-in wardrobe.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower over, close coupled WC and wall mounted wash hand basin. Wall tiling. Radiator. Tile effect flooring.

OUTSIDE

REAR GARDEN

South-westerly aspect. A paved patio area extends around the side and rear of the property. Low level wall and step up to lawn and slate chipped pathway leading to timber garden shed. Decked seating area at rear. Shrub borders. Double gated access to front.

OFF ROAD PARKING

Block paved frontage providing off road parking for one vehicle. Parking for an additional vehicle in front of garage.

GARAGE

Single garage situated in a block of two (accessed via Kingfisher Road). Up and over door. Power and light.

Current Council Tax Band: C.

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.

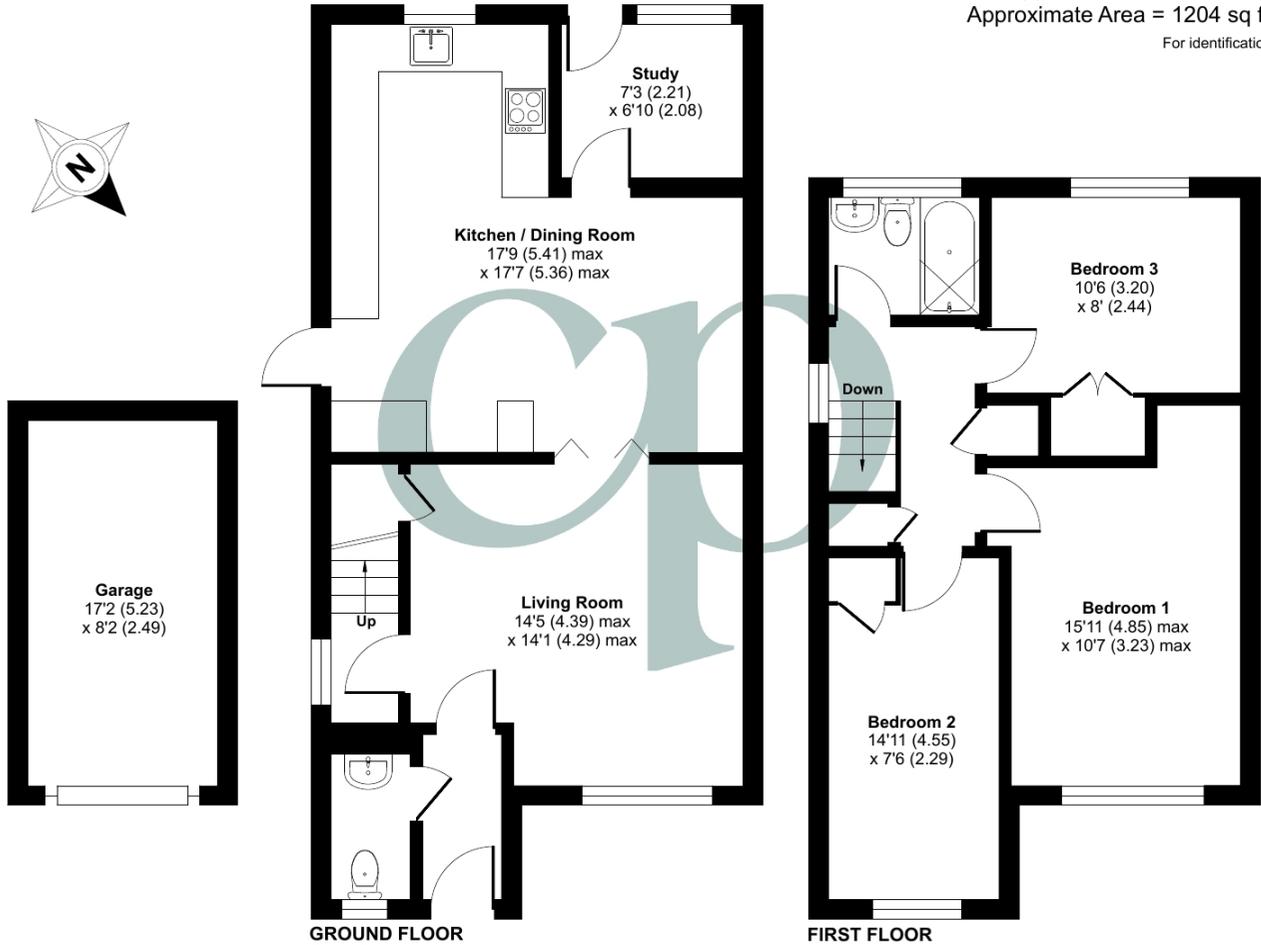
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1063 sq ft / 98.7 sq m
 Approximate Area = 141 sq ft / 13 sq m
 Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		73
(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: 1108459

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

Viewing by appointment only

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