



country
properties
For Sale

Windmill Road

Flitwick,
Bedfordshire, MK45 1AU
£310,000

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This charming cottage offers a range of character features including exposed brickwork and ceiling beams. The cosy living room with log burning stove leads through to a well-equipped kitchen having a range of integrated appliances (as stated) plus space to dine. There are two bedrooms to the first floor (each with fitted storage) plus a shower room. The offset rear garden is mainly laid to gravel and decking for ease of maintenance and houses a large summerhouse with double glazed windows and French doors, power, light and heating (great as a home office or studio). The mainline rail station (providing a direct service to St Pancras International) and further town centre amenities are within 0.5 miles, whilst a handy convenience store is located on Windmill Road. EPC Rating: C.

GROUND FLOOR

ENTRANCE

Via front entrance door with double glazed leaded light effect insert and canopy porch over to:

LIVING ROOM

Double glazed window to front aspect. Exposed ceiling beams. Feature brick fireplace housing log burning stove. Traditional column style radiator. Wood effect flooring. Wall light points. Fitted storage cupboard. Open access to:

KITCHEN/DINING ROOM

Double glazed leaded light effect window and part opaque double glazed leaded light effect door to rear aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. Built-in oven and gas hob with extractor over. Integrated dishwasher, washing machine and wine cooler. Space and plumbing for washing machine. Wall and floor tiling. Wall mounted gas fired boiler. Recessed spotlighting to ceiling with exposed beams. Radiator. Stairs to first floor landing.

FIRST FLOOR

LANDING

Feature exposed brickwork. Wood flooring. Hatch to loft. Wooden panelled doors to both bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobe and drawers. Wood flooring.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Upright column radiator. Built-in over stairs storage cupboard. Wood flooring.

SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, WC with concealed cistern and wash hand basin with mixer tap, set on storage cabinet. Wall and floor tiling. Recessed spotlighting to ceiling. Heated towel rail.



OUTSIDE

FRONT GARDEN

Enclosed by picket fencing with gated access to pathway leading to front entrance door. Various shrubs. Outside light.

REAR GARDEN

Gravelled area with inset paving slabs leading to timber decked area. Various shrubs. Timber garden shed. Outside light and cold water tap. Enclosed by fencing. (Accessed via right of way).

SUMMERHOUSE

Double glazed windows and French doors to front aspect. Power and light. Infrared heating. Wood effect flooring.

Current Council Tax Band: B.

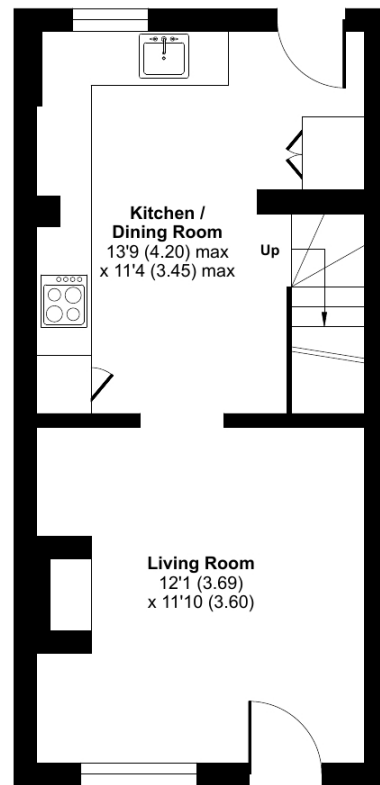


Approximate Area = 548 sq ft / 50.9 sq m

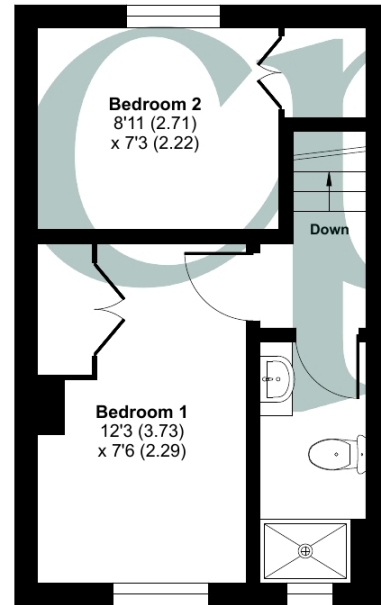
Outbuilding = 168 sq ft / 15.6 sq m

Total = 716 sq ft / 66.5 sq m

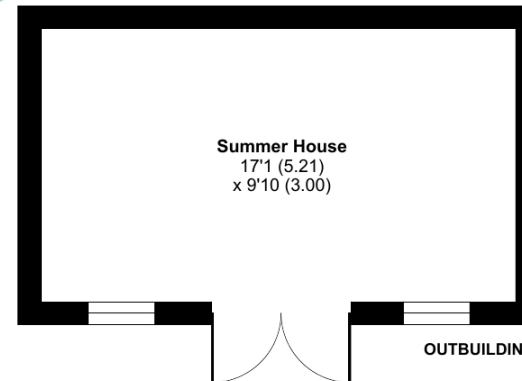
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	70
(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). © nchecon 2024. Produced for Country Properties. REF: 1304702

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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