



Kings Road

Flitwick,
Bedfordshire, MK45 1EJ
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

Featuring a large rear garden extending to 80ft in length with useful studio/home office, this extended semi detached home also benefits from a fabulous kitchen/breakfast/family room with part vaulted ceiling and bi-fold doors leading directly to the decked seating area to rear. In addition there is a cosy living room with open fireplace and double doors to dining room, whilst the former garage has been converted to provide additional reception space. There is also a guest cloakroom/WC plus utility area to the ground floor whilst three bedrooms and a family bathroom are situated to the first floor. Off road parking is provided at the front of the property. Convenient for the town centre amenities, the property is also situated within just 0.4 miles of the mainline rail station which provides a direct service to St Pancras International (approx. 40 mins). EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with double glazed inserts. Stairs to first floor landing. Wood effect flooring. Open access to inner hall. Doors to living room, playroom/study and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Wall and floor tiling.

PLAYROOM/STUDY

Double glazed window to front aspect. Wood effect flooring. Recessed spotlighting to ceiling. Wall mounted electric heater.

LIVING ROOM

Walk-in bay with double glazed windows with leaded light effect toplights to front aspect. Feature open fireplace with mantelpiece surround and hearth. Radiator. Wood effect flooring. Television point. Multi pane double doors to:

DINING ROOM

Wood effect flooring. Radiator. Open access to:

INNER HALL

Opaque double glazed window to utility. Cupboard housing gas fired combination boiler. Wood effect flooring. Multi pane glazed door to:

KITCHEN/BREAKFAST/FAMILY ROOM

Dual aspect via double glazed window to side and double glazed bi-fold doors to rear. Part vaulted ceiling. A range of base, wall mounted and larder style units. Work surface area. Island unit incorporating inset sink with mixer tap and instant boiling water tap, also providing a breakfast area. Built-in electric double oven and microwave. Four ring gas hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Wall tiling. Wood effect flooring. Recessed spotlighting to ceiling. Two radiators. Double glazed door to:

UTILITY AREA

Opaque double glazed windows to side aspect. Opaque double glazed door to rear aspect. Plumbing for washing machine.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in storage cupboard over stair bulkhead, with radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window with leaded light effect toplights to front aspect. Radiator. Engineered wood flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Engineered wood flooring.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Engineered wood flooring.



FAMILY BATHROOM

Opaque double glazed window with leaded light effect toplights to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor.

OUTSIDE

REAR GARDEN

80' x 22' (24.38m x 6.71m) max. Immediately to the rear of the property are timber decked seating areas with raised shrub beds and central pathway leading to lawn. A variety of trees, plants and shrubs. Outside lighting. Pizza oven. Enclosed by fencing.

GARDEN STUDIO/OFFICE

Double glazed door and windows. Power. Recessed spotlighting to ceiling. Storage cupboard. Wood effect flooring.

OFF ROAD PARKING

Driveway providing off road parking for approx. two vehicles.

Current Council Tax Band: D.

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.

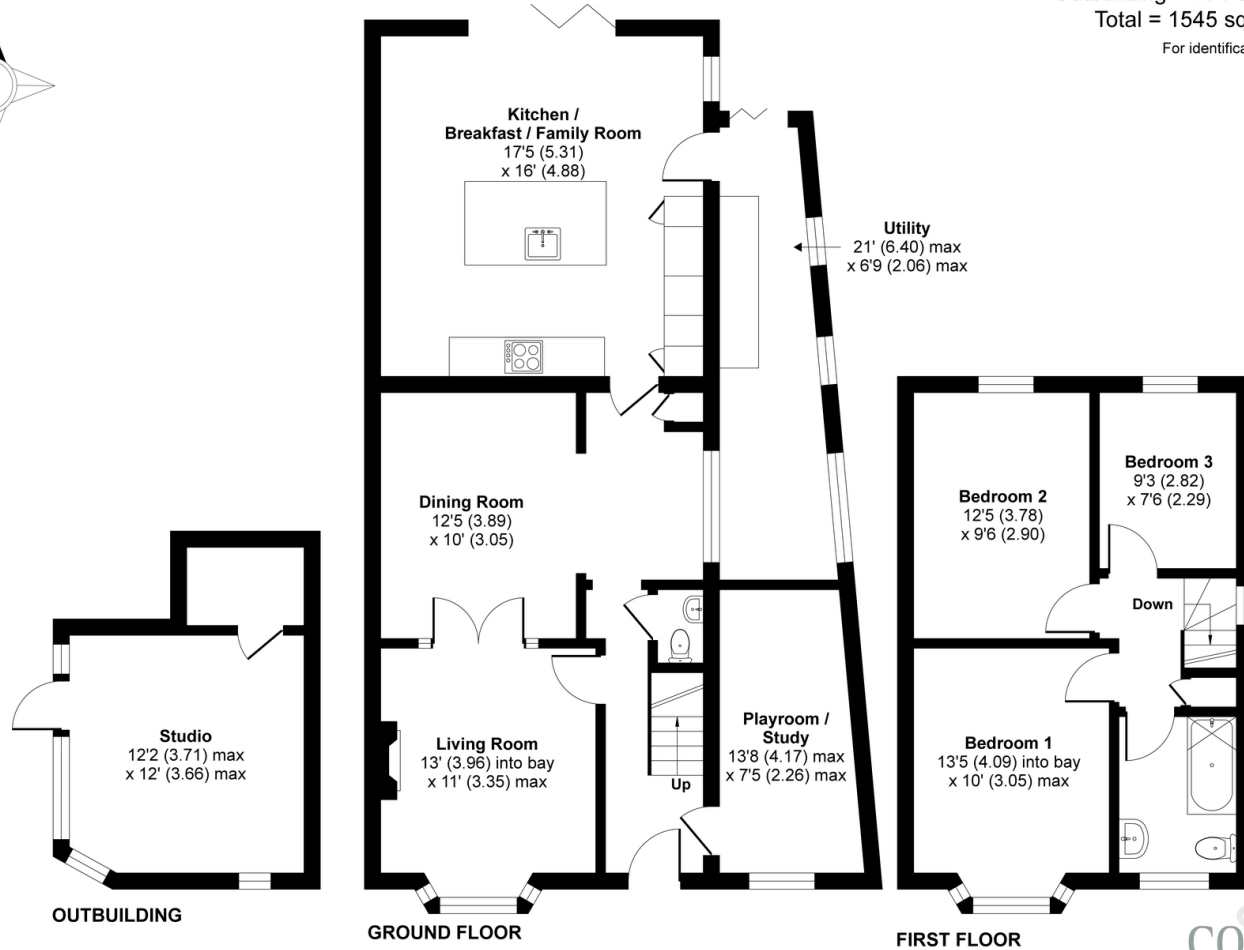
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1374 sq ft / 127.6 sq m
 Outbuilding = 171 sq ft / 15.9 sq m
 Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		82	66
England, Wales & N.Ireland			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 718682



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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