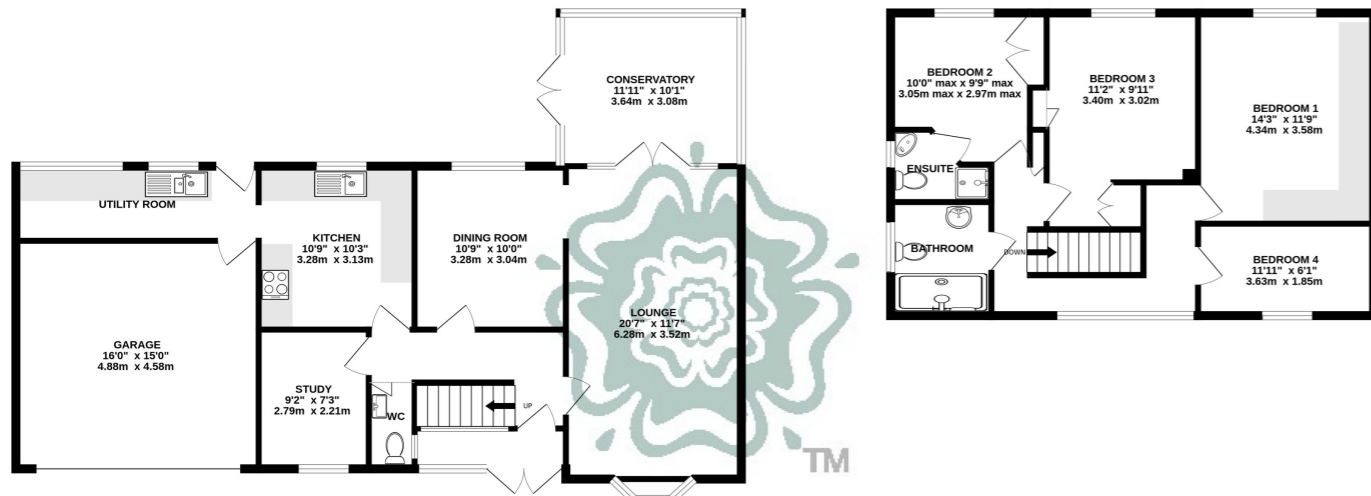


Floor Plans

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.

23, Flitwick Road

Maulden, Bedfordshire,
 MK45 2DN
 £700,000

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 generously sized four bedroom detached home in the heart of Maulden, with an in and out driveway and close to both Maulden and Ampthill amenities.

- Four bedrooms and two bathrooms.
- Integrated garage with electric up and over door.
- South-east facing private rear garden.
- In and out driveway providing ample off-road parking.
- Built-in elevator between ground and first floor.
- Short distance to Mauldens amenities and Ampthill town centre.

Ground Floor

Entrance Hall

Double glazed window to the front, stairs rising to first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side.

Lounge

20' 7" x 11' 7" (6.27m x 3.53m) Gas feature fireplace, elevator to first floor, double doors to conservatory, double glazed hanging bay window to the front, radiator, opening to:

Dining Room

10' 9" x 10' 0" (3.28m x 3.05m) Double glazed window to the rear, radiator.

Study

9' 2" x 7' 3" (2.79m x 2.21m) Double glazed window to the front, radiator.

Kitchen

10' 9" x 10' 3" (3.28m x 3.12m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated oven with electric hob and extractor hood over, space for dishwasher, service hatch to the dining room, double glazed window to the rear, radiator.

Utility

A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and fridge freezer, door to garden and access to garage, double glazed window to the rear, radiator.

Conservatory

11' 11" x 10' 1" (3.63m x 3.07m) Double doors to the garden, electric radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the front.

Bedroom One

14' 3" x 11' 9" (4.34m x 3.58m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Two

Max. 10' 0" x 9' 9" (3.05m x 2.97m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side.

Bedroom Three

11' 2" x 9' 11" (3.40m x 3.02m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Four

11' 11" x 6' 1" (3.63m x 1.85m) Elevator to ground floor, double glazed window to the front, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, radiator.

Outside

Front Garden

Assorted shrubs, trees bushes with block paved in and out driveway.

Rear Garden

Mainly laid to lawn, hedge-lined with patio seating area.

Garage

Integrated double garage with electric up and over door, area for tumble dryer, gas boiler, power and light.

Parking

In and out driveway providing ample off-road parking.

Directions

Upon entering the village via Snow Hill, turn right after the village hall onto Flitwick Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

