



**Moor Lane**  
Flitwick,  
Bedfordshire, MK45 5BB  
Guide Price £500,000

country  
properties

Enjoying delightful views towards Flitwick Moor, this link-detached family home is pleasantly situated within a cul-de-sac location on the town outskirts. The well presented accommodation includes a welcoming living room and a fitted kitchen which is equipped with a range of appliances (as stated) along with a breakfast bar area - ideal for casual dining and morning coffee. A 17ft wide conservatory extends the living space beautifully, providing additional space to relax and dine, with French doors leading directly to a paved terrace which is the perfect spot to enjoy the 'borrowed landscape'. In addition, there is a guest cloakroom/WC, and the former garage has been part converted to create a utility room whilst also retaining useful storage space with up and over door. Upstairs there are three bedrooms, the principal with en-suite shower room, plus a family bathroom. Parking is provided via the block paved frontage, further adding to the practicality of this lovely home. EPC: C.

- Views towards Flitwick Moor Nature Reserve
- Living room
- Fitted kitchen/breakfast room with a range of appliances (as stated)
- 17ft conservatory
- Three bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Garage converted to utility room plus useful store
- Off road parking



## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed front entrance door. Double glazed window to side aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. 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. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Extractor. Wood effect flooring.

### LIVING ROOM

Two double glazed windows to front aspect. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Part glazed door to:

### KITCHEN/BREAKFAST ROOM

Double glazed window and open access to conservatory. A range of base and wall mounted units with granite work surface areas. 1½ bowl recessed sink with mixer/boiling water tap. Two built-in ovens. Peninsula breakfast bar incorporating ceramic hob with extractor over. Integrated dishwasher and fridge/freezer. Radiator. Built-in under stairs storage cupboard. Part double glazed door to side aspect. Door to:

### UTILITY ROOM

A range of base and wall mounted units with work surface area. Space for washing machine and tumble dryer. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Floor tiling. Door to store. Part double glazed door to rear aspect.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Power and light. Air conditioning unit. Floor tiling.



## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Hatch to loft. Recessed spotlighting to ceiling. Radiator. Built-in cupboard housing hot water tank. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Radiator. Built-in wardrobe with mirrored doors. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Extractor. Recessed spotlighting to ceiling.

### BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobe with sliding mirrored doors. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling.



## FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a paved terrace with low level wall and steps down to lawn. Various shrubs. Garden shed. Outside light, power point and cold water tap. Delightful views towards Flitwick Moor.

### STORE

(Part of former garage). Metal up and over door. Power and light. Eaves storage. Door to utility room.

### OFF ROAD PARKING

Block paved frontage providing off road parking. Outside light. Gated side access to rear garden.

Council Tax Band: D.



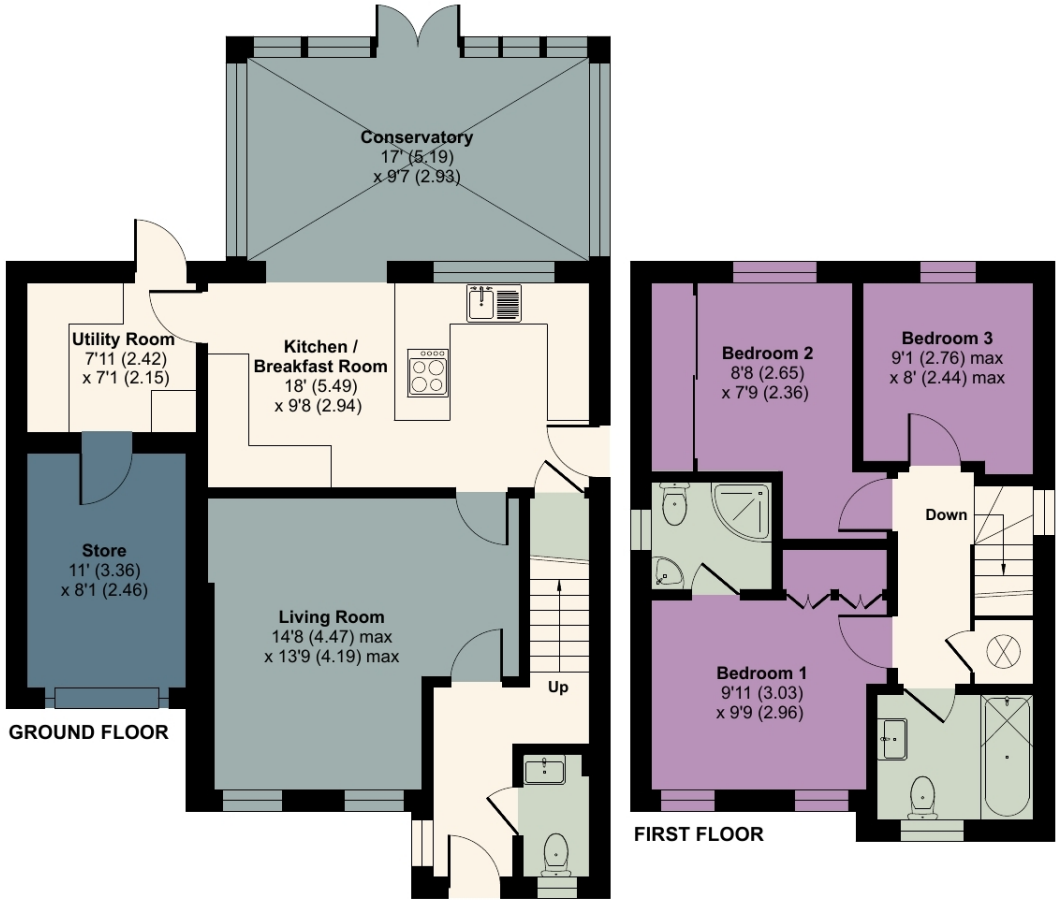


Approximate Area = 1128 sq ft / 104.7 sq m

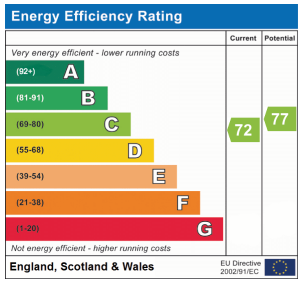
Store = 82 sq ft / 7.6 sq m

Total = 1210 sq ft / 112.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©tchecom 2026. Produced for Country Properties. REF: 1437526



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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