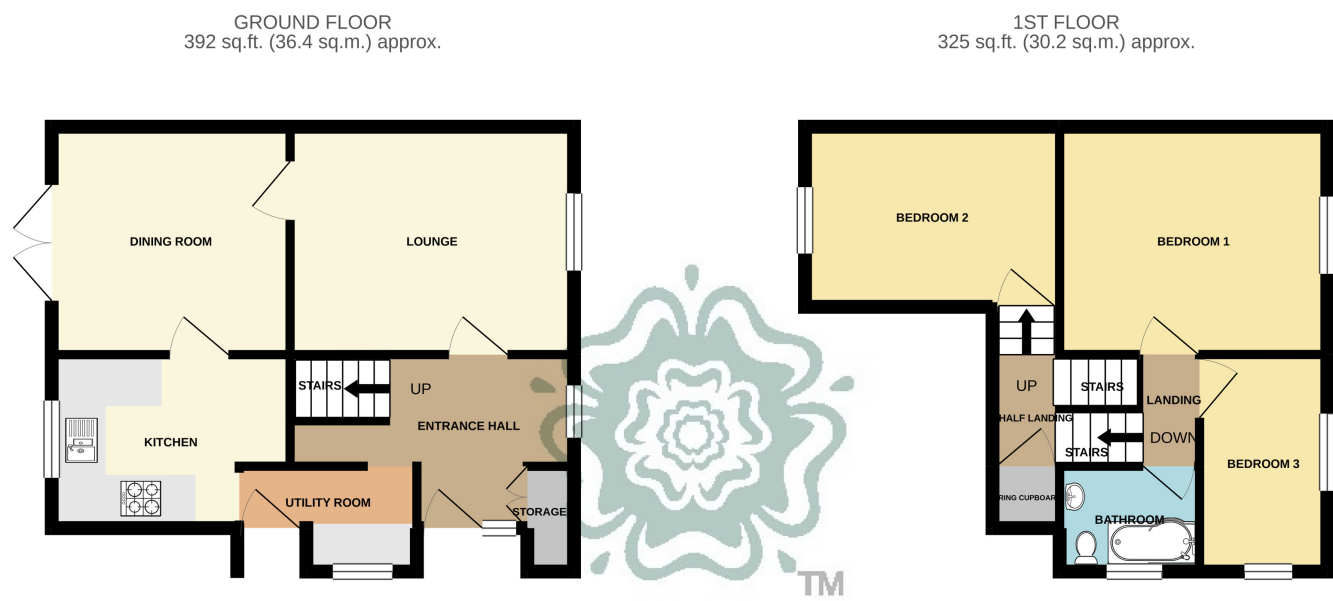


# Floor Plans



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



## Four, Station Road

Lidlington, Bedfordshire,  
MK43 0SA  
Offers in Excess of £375,000





Located in the heart of Lidlington, this three bedroom semi-detached property is full of character and oozing potential with its room to extend.

- Two double bedrooms and one single bedroom.
- Large driveway and good size garden.
- Great commuter access to A421, M1 and train lines.
- In need of modernisation.
- Previously accepted planning permission for double storey extension and garage.
- Timber frame construction.

Ground Floor	Utility
<b>Entrance Hall</b>  Entrance door to the front, stairs rising to first floor, coats cupboard, double glazed window to the side, radiator.	Base and wall mounted units, space and plumbing for washing machine and tumble dryer, double glazed window to the front, radiator.
Lounge	First Floor
Feature fireplace, double glazed window to the side, radiator, door to:	<b>Landing</b>  Access to loft.
<b>Dining Room</b>  French doors to the garden, exposed brick feature fireplace (not functional), radiator.	<b>Bedroom One</b>  Split level, built-in wardrobes, double glazed window to the side, radiator.
<b>Kitchen</b>  A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer, space for fridge freezer and dishwasher, window to the side, radiator.	<b>Bedroom Three</b>  Double glazed windows to the front and side, radiator.

Bathroom
A suite comprising of a panelled bath with shower attachment over, low level WC, wash hand basin, fully tiled, radiator, double glazed window to the front.
Half Landing
Airing cupboard, access to:
Bedroom Two
Double glazed window to the side, radiator.

Outside
Front Garden
Shingled driveway with block paved path to the front door and garden, central lawn plus mature trees and hedges.
Rear Garden
Mainly laid to lawn with patio area, mature trees, shed to remain.

Directions
Entering Lidlington from either Marston or the A507 turn into Church Street. Just over the railway crossing and past Hudson Close, number 4 is on the right hand side.
THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR
LIDLINGTON - Is a small Central Bedfordshire village surrounded by farmland in the Marston Vale. The village has, a pub, a hairdresser and a general store, plus a nearby lake with sporting facilities. The village lies between the main A421 Bedford to Milton Keynes road and the A507 Ampthill to Woburn Road. Lidlington railway station is on the Marston Vale Line, which gives good access to Bedford and Bletchley mainline stations. There is also good access for walkers along the Greensand Ridge long distance footpath. Nearby facilities and attractions include Milton Keynes Centre 11.9miles away, Flitwick train station with links to London 4.2miles. Nearby golf clubs include Woburn 7.8miles, Aspley and Woburn Sands 5miles and Millbrook golf club2.9miles. Bedford town centre is 9miles away and Woburn Forest Centre Parcs is just 3.6miles away.

