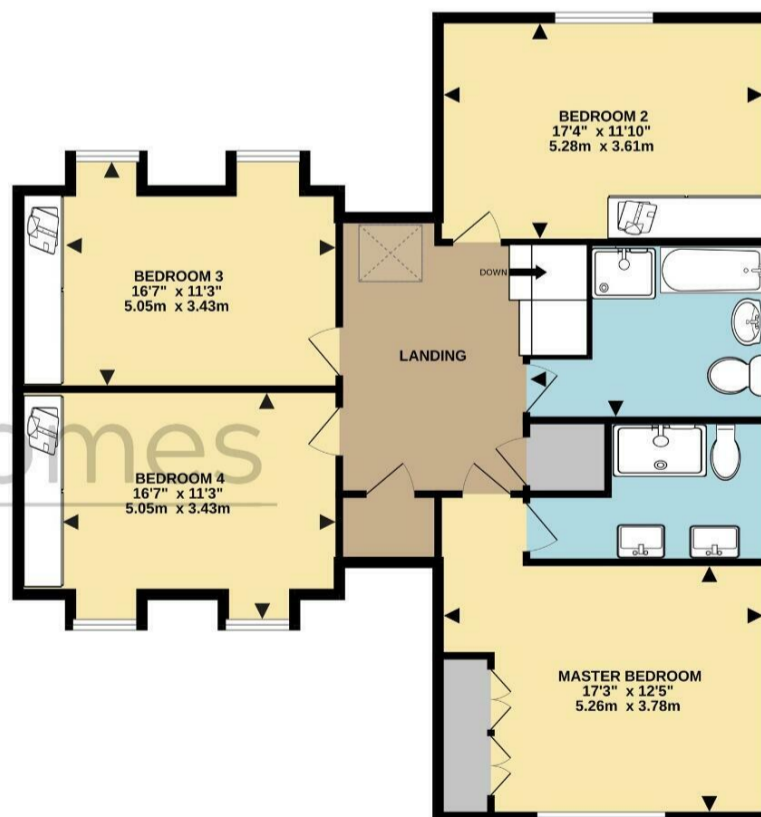
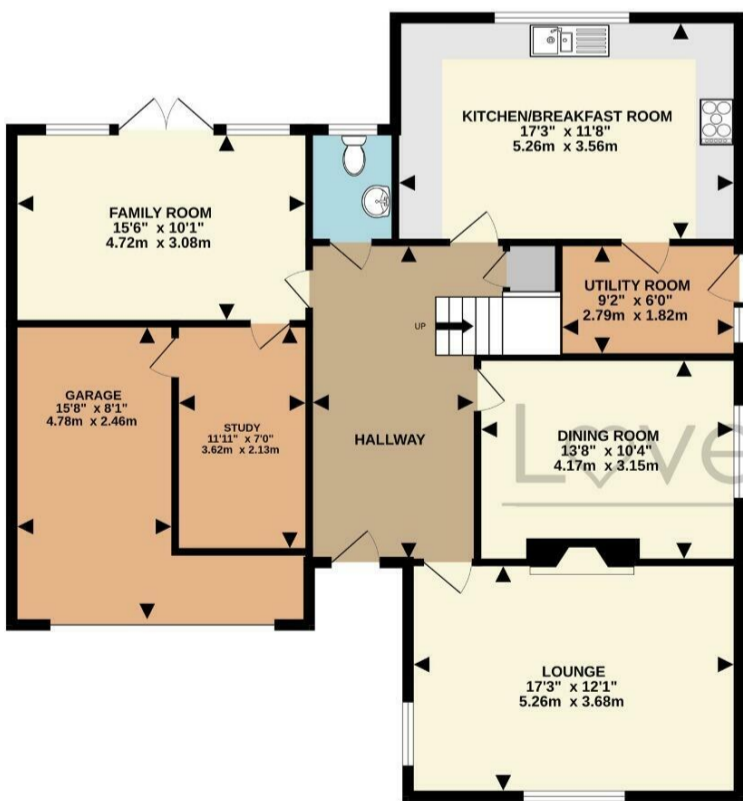




GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.

1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	81

TOTAL FLOOR AREA : 2398 sq.ft. (222.8 sq.m.) approx.
 Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
 Made with Metropix ©2024

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: ampthill@country-properties.co.uk
 www.country-properties.co.uk

A magnificent four double bedroom family residence set within a leafy lane location with 2,300sqft of living accommodation.

- Set on a tranquil no-through lane.
- 17ft kitchen/breakfast room and utility room.
- Part converted double garage and ample off-road parking.
- Landscaped and enclosed rear garden.
- Lounge with feature fireplace and separate family room overlooking the garden.

Ground Floor

Entrance Hall

Entrance door to the front, Travertine flooring, stairs rising to first floor.

Lounge

17' 3" x 12' 1" (5.26m x 3.68m) Oak flooring, coving, double glazed windows to the front and side with plantation blinds, two radiators.

Dining Room

13' 8" x 10' 4" (4.17m x 3.15m) Oak flooring, coving, wall light points, double glazed window to the side, radiator.

Family Room

15' 6" x 10' 1" (4.72m x 3.07m) Double glazed patio doors opening to the garden, oak flooring, coving, radiator.

Study

11' 11" x 7' 0" (3.63m x 2.13m) Door in to garage.

Kitchen/Breakfast Room

17' 3" x 11' 8" (5.26m x 3.56m) A superb range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, split-level double oven and gas hob with extractor over, integrated dishwasher and fridge freezer, Travertine flooring, coving, double glazed window to the rear, radiator.

Utility Room

Space and plumbing for washing machine and tumble dryer, double glazed window and door to the side.

Cloakroom

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



First Floor

Landing

Access to loft.

Bedroom One

17' 3" x 12' 5" (5.26m x 3.78m) Built-in wardrobes, double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, two wash hand basins, heated towel rail, Velux window.

Bedroom Two

17' 4" x 11' 10" (5.28m x 3.61m) Built-in wardrobes, double glazed window to the rear, radiator.

Bedroom Three

16' 7" x 11' 3" (5.05m x 3.43m) Built-in wardrobes, two double glazed windows to the rear, radiator.

Bedroom Four

16' 7" x 11' 3" (5.05m x 3.43m) Built-in wardrobes, two double glazed windows to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, Velux window, radiator.

Outside

Front Garden

Mature flower & shrub borders, outside light, access to both sides of the property leading to:

Rear Garden

Large patio with steps leading up to the raised lawn area with shrub and flowers borders. Mature boundary screening. Outside tap and light.

Double Garage

Up and over door. Part is currently being used as a study. Power and light.

Parking

Block paved driveway to the front of the property providing ample off-road parking.

