



Kings Road

Flitwick,
Bedfordshire, MK45 1EL
£325,000

country
properties

Offered for sale with no upper chain, this detached chalet style home is situated within a non-estate location, just 0.5 miles from the mainline rail station and further town centre amenities. The accommodation includes a dual aspect living/dining room with feature log burning stove and refitted kitchen with a range of integrated appliances (as stated). Two of the three bedrooms are situated on the first floor along with a bathroom and separate WC, with a further ground floor bedroom giving the option to utilise as an additional reception if preferred. The enclosed garden with south-easterly aspect is set to the front of the property with a further paved area extending to the side, whilst off road parking is provided via a garage with driveway in front. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque double glazed leaded light effect entrance door. Two double glazed leaded light effect windows to side aspect. Floor tiling. Radiator. Opaque glazed panelled door to:

LIVING ROOM

Dual aspect via double glazed leaded light effect sliding patio door to front and triple glazed leaded light effect window to side. Feature fireplace housing log burning stove set on slate hearth. Stairs to first floor landing with built-in storage cupboard beneath. Feature ceiling beams. Wood effect flooring. Two radiators. Doors to bedroom 2/reception and to:

KITCHEN

Triple glazed leaded light effect window to front aspect. Refitted with a range of base and wall mounted units with under lighting and quartz work surface areas incorporating 1½ bowl recessed sink with mixer tap and hob with extractor over. Built-in oven and combination microwave. Integrated fridge/freezer and slimline dishwasher. Space and plumbing for automatic washing machine. Cupboard housing gas fired combination boiler. Radiator. Plinth heater. Wood effect flooring. Recessed spotlighting to ceiling.

BEDROOM 2/RECEPTION

Triple glazed leaded light effect window to side aspect. Radiator.

FIRST FLOOR

LANDING

Double glazed skylight. Radiator. Doors to two bedrooms, bathroom and separate WC.



BEDROOM 1

Triple glazed leaded light effect window to side aspect. Feature ceiling beam. Radiator. Eaves storage cupboard. Fitted wardrobes.

BEDROOM 3

Triple glazed leaded light effect window to side aspect. Feature ceiling beam. Radiator. Eaves storage cupboards.

BATHROOM

Double glazed skylight. Two piece suite comprising: Bath with wall mounted shower over and pedestal wash hand basin. Wall tiling. Radiator. Shaver socket. Extractor.

SEPARATE WC

Double glazed skylight. Close coupled WC. Radiator. Feature ceiling beam.

OUTSIDE

GARDEN

30' x 30' (9.14m x 9.14m) approx. A block paved patio area extends around the front and side of the property. Remainder mainly laid to lawn. Paved pathway leading to garage personal door. Various plants and shrubs. Ornamental pond with water feature. Outside light. Garden shed with power and light. Enclosed by fencing and walling with gated side access.

GARAGE

Up and over door. Double glazed window and personal door to side aspect. Power and light.

OFF ROAD PARKING

Hard standing providing off road parking for one vehicle in front of garage.

Current Council Tax Band: D.



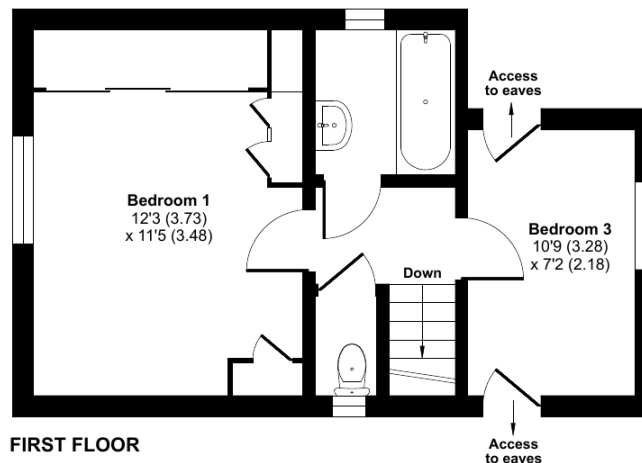
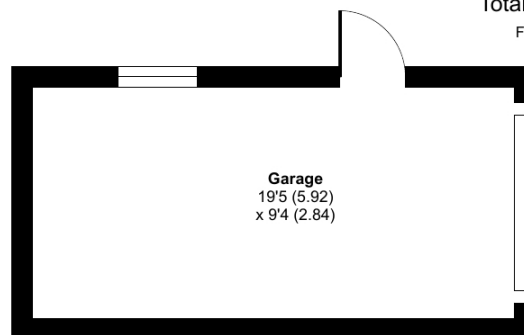
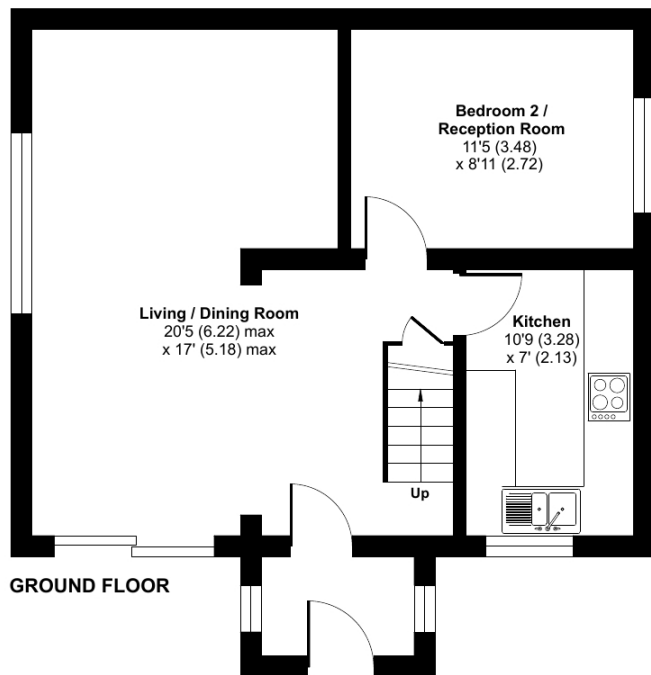


Approximate Area = 852 sq ft / 79.2 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1033 sq ft / 96 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 956355



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

Viewing by appointment only

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