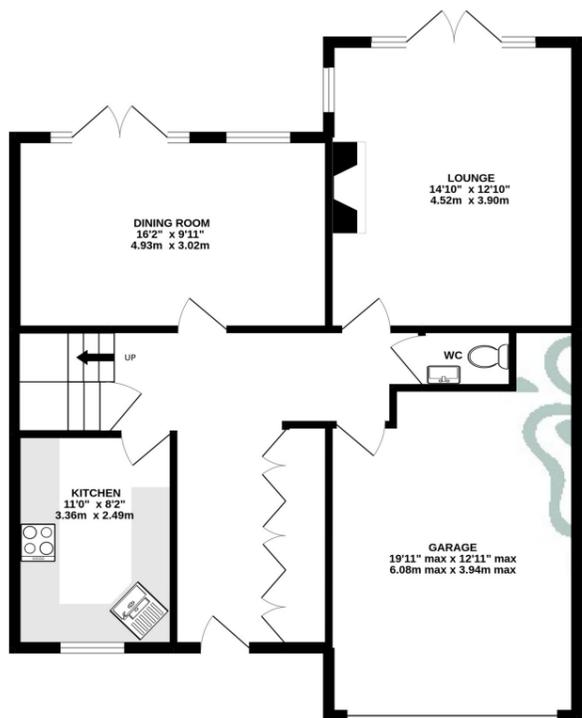
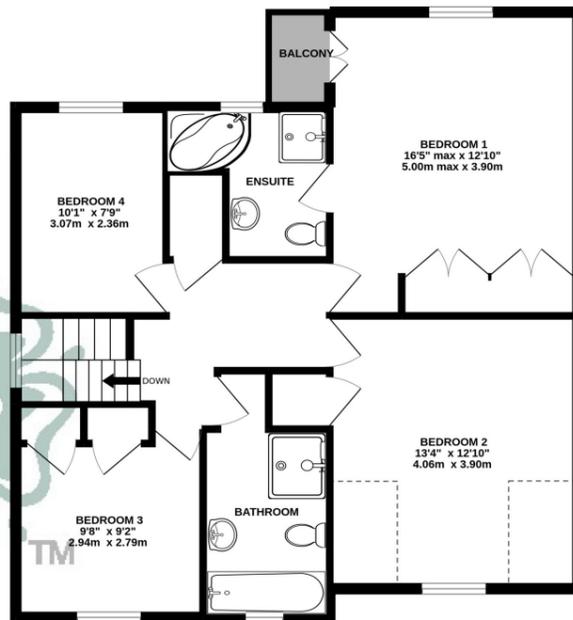




GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A perfect family home! This detached four double bedroom home with two bathrooms is located down the incredibly charming Duck End Lane, amongst all of the local amenities and an approximate 1.6km walk to Ampthill town centre – offered with no onward chain.

- Four double bedrooms with two bathrooms and a balcony.
- South facing garden.
- Integrated double garage.
- Charming village location.
- Off-road parking for 4 cars.
- Short distance to all local amenities.
- No onward chain.

Ground Floor

Entrance Hall

Composite entrance door to the front, storage cupboards.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

14' 10" x 12' 10" (4.52m x 3.91m) Feature fireplace, French doors to the garden, double glazed leaded light windows to the side and rear, radiator.

Dining Room

16' 2" x 9' 11" (4.93m x 3.02m) French doors to the garden, double glazed leaded light window to the rear, radiator.

Kitchen

11' 0" x 8' 2" (3.35m x 2.49m) A range of base and wall mounted units with work surfaces over, 1.5 stainless steel countersunk sink and drainer with mixer tap, integrated split level oven and induction hob with extractor fan, integrated dishwasher and fridge, combi-boiler, double glazed leaded light window to the front.

First Floor

Landing

Access to loft, airing cupboard, double glazed window to the side.

Bedroom One

Max. 16' 5" x 12' 10" (5.00m x 3.91m) Fitted wardrobes, glazed doors opening to balcony, double glazed leaded light window to the front, radiator.



Ensuite

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed leaded light window to the rear.

Bedroom Two

13' 4" x 12' 10" (4.06m x 3.91m) Restricted head height, storage cupboard, double glazed leaded light window to the front, radiator.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m) Fitted wardrobes, double glazed leaded light window to the front, radiator.

Bedroom Four

10' 1" x 7' 9" (3.07m x 2.36m) Double glazed leaded light window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed leaded light window to the front.

Outside

Rear Garden

A south facing garden mainly laid to lawn, patio seating area, shed with concrete base, side access.

Garage

Electric up and over door, space and plumbing for utilities, power and light.

Parking

Off-road parking for 3/4 vehicles.

Directions

Enter Maulden from Ampthill via Snowhill. Turn right into Flitwick Road, Duck End Close is the second left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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.

