



Windmill Road

Flitwick,
Bedfordshire, MK45 1AX

Offers Over **£350,000**

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properties

With the benefit of a garage and off road parking, this semi detached home blends character features with modern convenience. The accommodation includes a bay fronted living room with open fireplace and sliding doors to the fitted kitchen/dining room with integrated appliances (as stated) plus log burning stove. Double doors lead to the rear conservatory which, in turn, gives access to a useful utility. In addition, there is a cloakroom/WC. There are two double bedrooms on the first floor (each with feature fireplace) plus a bathroom. The generous rear garden is mainly laid to lawn with patio seating areas. The range of amenities within the town centre, including mainline rail station, are within just 0.5 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with decorative opaque double glazed leaded light effect inserts. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Part wood panelled walls. Part wood effect flooring.

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature open fireplace. Radiator. Picture rail. Multi pane glazed sliding doors to:

KITCHEN/DINING ROOM

A range of base and wall mounted units with work surface areas incorporating sink with mixer tap, extending to create a peninsula breakfast bar. Tiled splashbacks. Space for cooker. Integrated refrigerator and dishwasher. Cupboard housing gas fired boiler. Part tiled/part wood effect flooring. Radiator. Picture rail. Double glazed double doors to:

CONSERVATORY

Of part brick construction with windows and part glazed door to garden. Wood effect flooring. Power and light. Door to:

UTILITY ROOM

Part opaque glazed multi pane window to side aspect/conservatory. Space for washing machine and fridge/freezer.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Doors to both bedrooms and bathroom.



BEDROOM 1

Two double glazed windows to front aspect. Feature fireplace with fitted wardrobes at either side and storage units above. Two radiators. Built-in over stairs storage cupboard.

BEDROOM 2

Double glazed window to rear aspect. Feature fireplace. Radiator.

BATHROOM

Part opaque double glazed sash style window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Airing cupboard housing water tank. Wood effect flooring.

OUTSIDE

REAR GARDEN

Laid to lawn with patio seating areas and gravel bed. Outside light. Enclosed by fencing with gated side access.

WC

Double glazed window to side aspect. Close coupled WC. Cold water tap. Light.

GARAGE

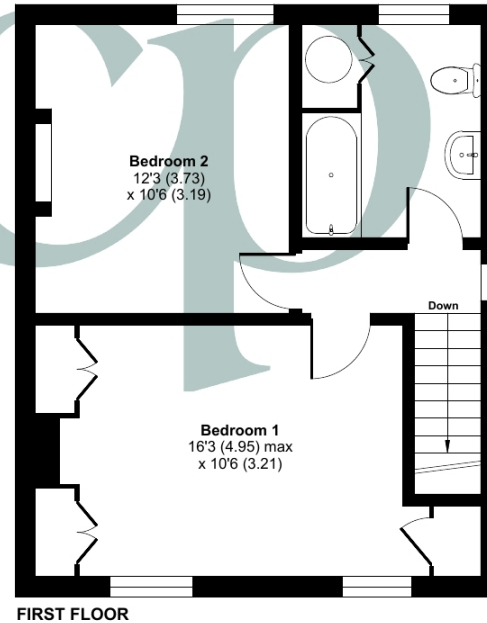
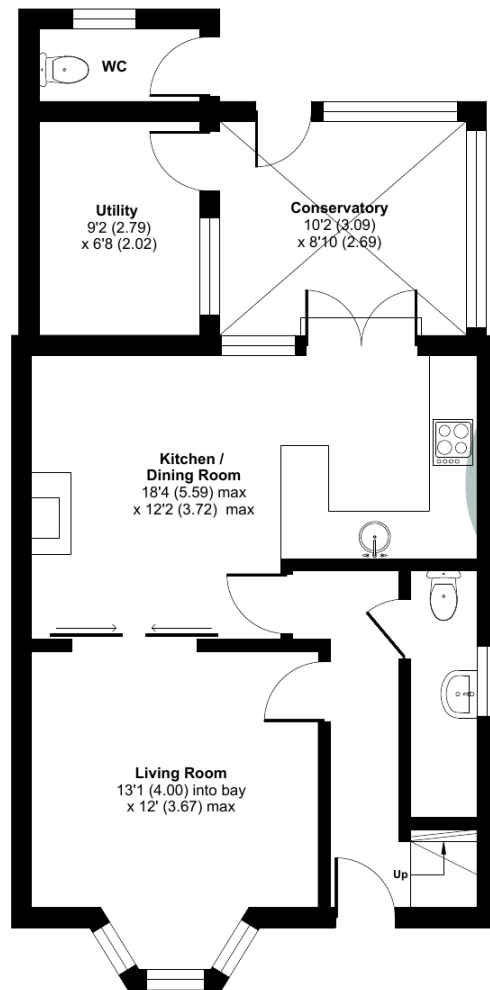
Metal up and over door. Courtesy door to side aspect. Window to rear aspect.

OFF ROAD PARKING

Block paved frontage providing off road parking for one vehicle, with outside light and cold water tap. Shared driveway to side leading to additional block paved driveway with access to garage.

Current Council Tax Band: C.





Approximate Area = 1013 sq ft / 94.1 sq m
 Garage = 185 sq ft / 17.1 sq m
 Outbuilding = 18 sq ft / 1.6 sq m
 Total = 1216 sq ft / 112.8 sq m
 For identification only - Not to scale

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		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1344582

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Viewing by appointment only

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