



# Windmill Road

Flitwick,  
Bedfordshire, MK45 1AT  
£325,000

country  
properties

With no upper chain, this semi detached character home offers two separate receptions (each with feature fireplace), fitted kitchen and conservatory, which leads to a useful utility plus cloakroom/WC. There are two double bedrooms on the first floor along with a bathroom. Off road parking is provided at the front of the property whilst there is an enclosed garden to the rear. The town centre amenities, including mainline rail station, are within 0.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via multi pane glazed front entrance door with matching sidelights. Floor tiling. Door with opaque glazed insert to:

### ENTRANCE HALL

Opaque double glazed window to side aspect. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Doors to dining room and to:

### LIVING ROOM

Walk-in bay with double glazed windows to front and either side aspect. Brick-built fireplace housing log burning stove. Radiator.

### DINING ROOM

Double glazed window to rear aspect/conservatory. Feature brick-built fireplace. Radiator. Open access to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor above. Wall mounted gas fired boiler. Floor tiling. Part glazed stained glass effect door to:

### CONSERVATORY

Of part brick construction with part glazed door to side aspect. Wood effect flooring. Radiator. Door to:

### UTILITY ROOM

Window to side aspect/conservatory. Sink and drainer unit with storage beneath. Space for washing machine and tumble dryer. Floor tiling. Door to:

### CLOAKROOM/WC

Opaque glazed window to side aspect. Low level WC. Floor tiling.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Built-in storage cupboard. Doors to both bedrooms and bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Feature fireplace. Two radiators. Built-in wardrobe.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and electric shower over, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Floor tiling. Built-in airing cupboard. Hatch to loft. Floor tiling.

## OUTSIDE

### OFF ROAD PARKING

Hard standing driveway providing off road parking. Mature shrubs.

### REAR GARDEN

Hard standing area. Mature trees. Outbuilding providing storage space. Enclosed by timber fencing with gated side access.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

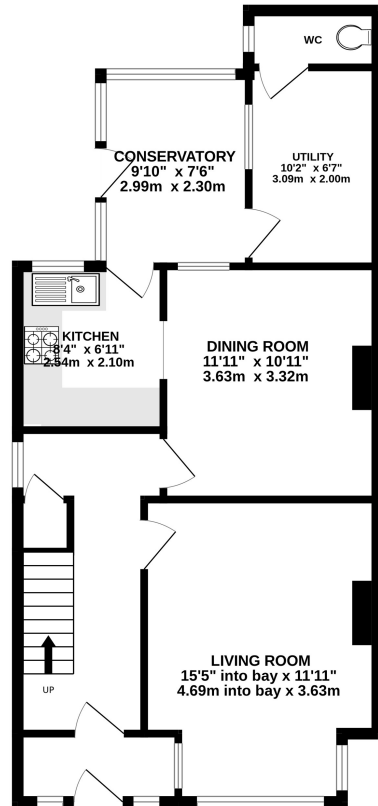
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

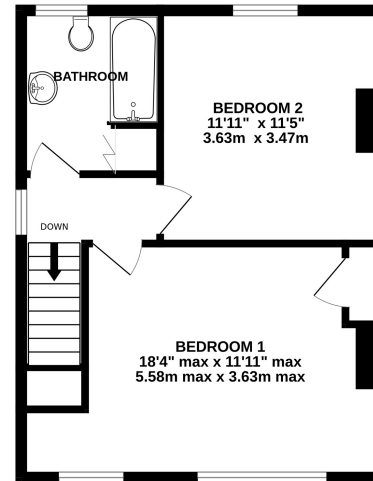
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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