



Flitwick Road

Westoning,
Bedfordshire, MK45 5JA
£400,000

country
properties

Set within a non-estate village location, this traditional style semi detached home offers beautifully presented accommodation throughout. A spacious entrance hall leads through to the dual aspect living room with attractive fireplace and French doors to garden, bay fronted dining room and to a modern fitted kitchen with a range of integrated appliances (as stated) and useful adjacent utility room. There are three bedrooms to the first floor along with a shower room. The enclosed rear garden features a large pond and gazebo covered patio area creating a lovely outdoor dining/entertaining space. Ample parking is provided via the mainly block paved frontage. EPC Rating: D.

LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (approx. 1.6 and 2.5 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.1 miles and London Luton International Airport is within 13 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed stained glass effect insert and canopy over. Stairs to first floor landing with built-in cupboard and open storage space beneath. Radiator. Floor tiling. Open access to kitchen. Doors to dining room and to:

LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. Feature fireplace with decorative tiled insert, housing living flame effect gas fire. Radiator. Wood effect flooring.

DINING ROOM

Walk-in bay with double glazed window to front aspect. Radiator. Wood effect flooring.

KITCHEN

Two double glazed windows to rear aspect (one opaque). Fitted with a range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with waste disposal. Tiled splashbacks. Built-in double oven, microwave and ceramic hob with extractor over. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Floor tiling. Radiator. Part glazed door to:

UTILITY ROOM

Double glazed window to side aspect. Work surface area with space and plumbing for washing machine beneath. Wall mounted gas fired boiler. Heated towel rail. Floor tiling. Recessed spotlighting to ceiling. Part double glazed door to rear aspect.



FIRST FLOOR

LANDING

Opaque double glazed window to rear aspect. Doors to all bedrooms and shower room.

BEDROOM 1

Dual aspect via double glazed windows to front and rear. Radiator. Built-in over stairs storage cupboard. Picture rail.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in over stairs storage cupboard. Hatch to loft.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Wall mounted air conditioning unit.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Large paved patio seating area, part covered by a gazebo to create an outside dining/entertaining space. Remainder mainly laid to gravel with a large pond. Various shrubs. Outside lighting, cold water tap and power point. Two brick-built stores. Enclosed by fencing with gated access to front.

OFF ROAD PARKING

Shared access to block paved frontage with adjacent gravelled area providing off road parking. Part enclosed by picket fencing and low level walling with inset railings. Gated side access to rear garden.

Current Council Tax Band: C.



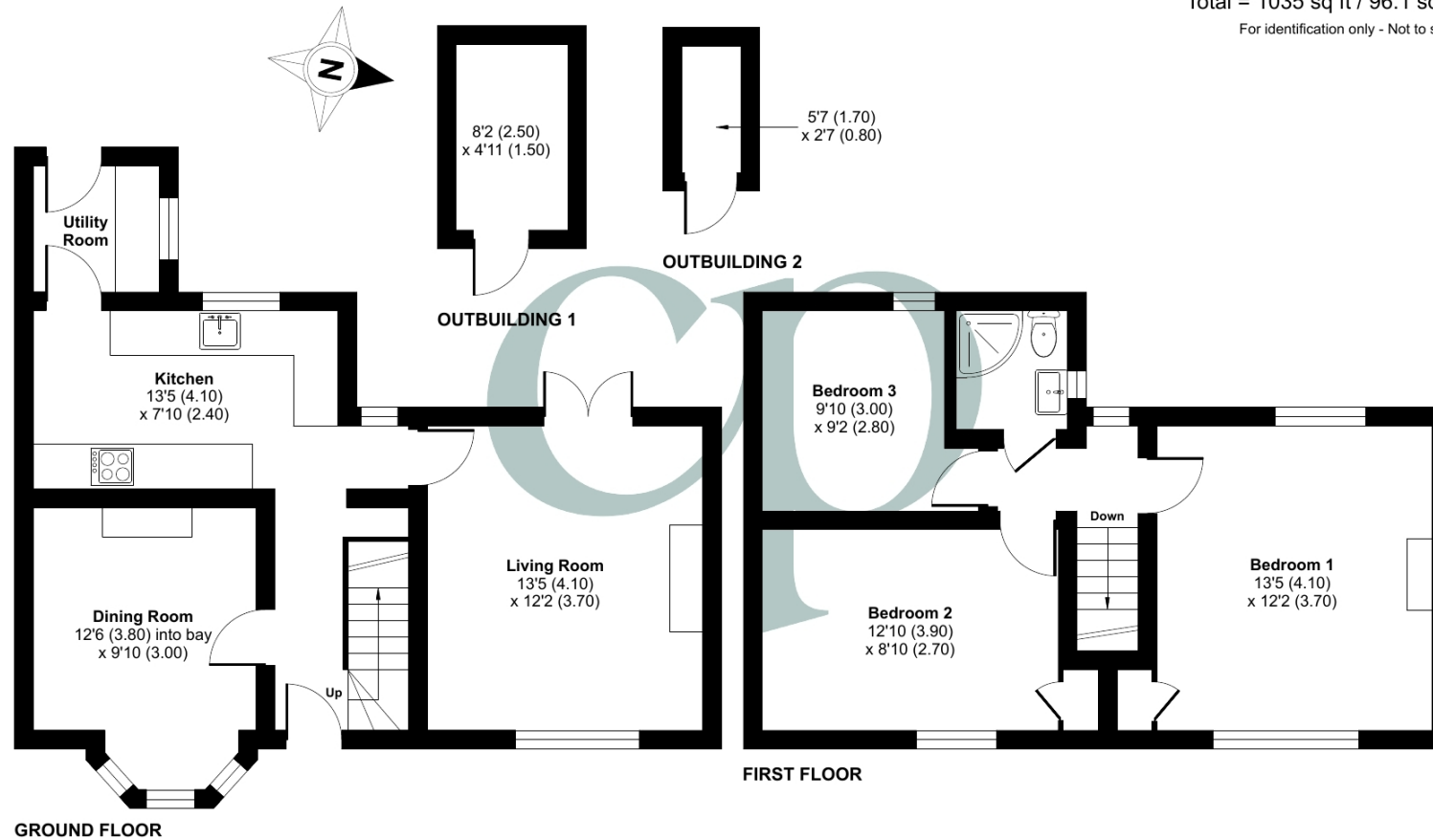
Approximate Area = 980 sq ft / 91 sq m

Outbuildings = 55 sq ft / 5.1 sq m

Total = 1035 sq ft / 96.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	62	77
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1175873

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Viewing by appointment only

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