



# Willow Way

Flitwick,  
Bedfordshire, MK45 1LN  
Offers Over £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Set towards the town outskirts yet within just 0.6 miles of the mainline rail station and further amenities, this well presented semi detached bungalow offers versatile accommodation including a living room with feature fireplace and French doors to conservatory, fitted kitchen, useful utility, shower room and three bedrooms (one of which is currently used as a dining room). The enclosed rear garden is laid to artificial lawn and paved patio for ease of maintenance and enjoys a south-easterly aspect, whilst off road parking is provided via the attached garage and driveway. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with glazed inserts. Radiator. Hatch to loft with ladder and light (also housing boiler). Built-in airing cupboard. Doors to kitchen, all bedrooms and to:

### LIVING ROOM

Double glazed French doors and windows to conservatory. Feature fireplace housing coal effect electric fire, set on hearth with mantelpiece surround. Radiator.

### CONSERVATORY

Of part brick construction with double glazed French doors leading to rear garden. Tiled floor.

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Wall tiling. Built-in oven and hob. Wood effect flooring. Recessed spotlighting to ceiling. Open access to:

### UTILITY

Double glazed window to front aspect. Part glazed door to rear aspect. Wall mounted units. Work surface area. Wall tiling. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Wood effect flooring. Door to:

### LOBBY

Part glazed door to front aspect.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobes.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Wood effect flooring.

### BEDROOM 3/DINING ROOM

Double glazed window to side aspect. Radiator.

### SHOWER ROOM

Opaque double glazed window to side aspect/lobby. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio area leading to artificial lawn. Enclosed by timber fencing.

### FRONT GARDEN

Laid to gravel with block paved pathways. Part enclosed by low level walling with gated access.



## **GARAGE**

Up and over door. Power and light. Part double glazed personal door to side aspect.

## **OFF ROAD PARKING**

Block paved driveway leading to garage.

Current Council Tax Band: C.

## **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.

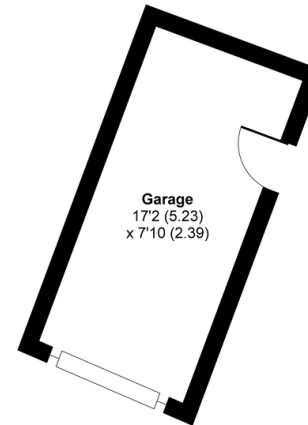
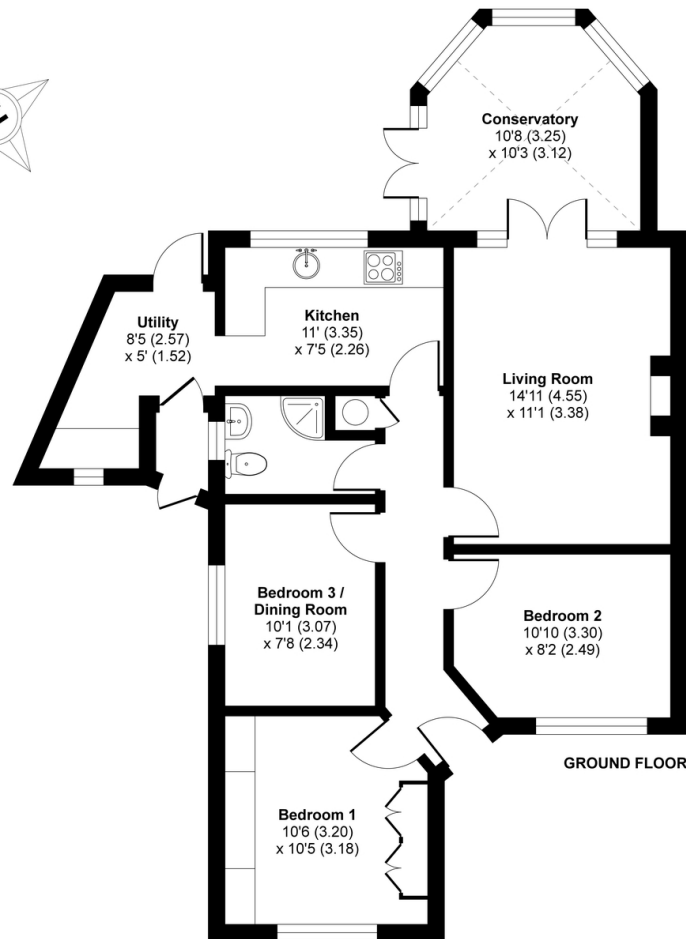


Approximate Area = 923 sq ft / 86 sq m (includes garage)

Outbuilding = 9 sq ft / 1 sq m

Total = 932 sq ft / 87 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		80
(39 to 54)	E		63
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 792435



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

