



White Horse Mews
Flitwick,
Bedfordshire, MK45 1FR
£365,000

country
properties

This modern semi detached home is tucked away towards the outskirts of Flitwick, yet within just 0.6 miles of the mainline rail station and further town centre amenities. The accommodation features a living/dining room which spans the rear width of the property and leads via French doors to the enclosed rear garden. The fitted kitchen benefits from a range of appliances including oven, hob, extractor and fridge/freezer plus space for a breakfast table, and there is a guest cloakroom/WC. There are three bedrooms on the first floor, the principal having the benefit of an en-suite shower room, in addition to the family bathroom (both of which feature contemporary fittings). Off road parking for two vehicles is provided immediately to the front of the property, laid to block paving. EPC

Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Radiator. Stairs to first floor landing. Engineered wood flooring. Recessed spotlighting to ceiling. Doors to kitchen/breakfast room, living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Recessed spotlighting to ceiling. Radiator. Extractor.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with granite work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven and induction hob with extractor over. Integrated fridge/freezer. Space for dishwasher and washing machine. Cupboard housing gas fired boiler. Floor tiling. Recessed spotlighting to ceiling. Radiator. Part double glazed door to side aspect.

LIVING/DINING ROOM

Double glazed French doors and windows to rear aspect. Engineered wood flooring. Recessed spotlighting to ceiling. Radiator. Fitted storage cupboards with shelving above. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Recessed spotlighting to ceiling with hatch to loft. Built-in airing cupboard housing hot water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling. Built-in cupboard over stair bulkhead. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator. Extractor. Recessed spotlighting to ceiling. Shaver socket.



BEDROOM 2

Double glazed window to rear aspect. Radiator.
Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to rear aspect. Radiator.
Recessed spotlighting to ceiling.

FAMILY BATHROOM

Opaque double glazed window to side aspect.
Three piece suite comprising: Bath with mixer
tap/shower attachment, WC with concealed
cistern and wash hand basin with mixer tap
and storage beneath. Wall and floor tiling.
Radiator. Extractor. Recessed spotlighting to
ceiling. Shaver point.

OUTSIDE

FRONT GARDEN

Laid to gravel. Paved pathway leading to front
entrance door. Outside lighting and cold water
tap. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a
paved patio seating area with steps up to lawn.
Outside light. Garden shed. Enclosed by
fencing with gated side access.

OFF ROAD PARKING

Parking for two vehicles to front of property, laid
to block paving.

Current Council Tax Band: C.

Estate/Management Charge: £200 per annum.

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.

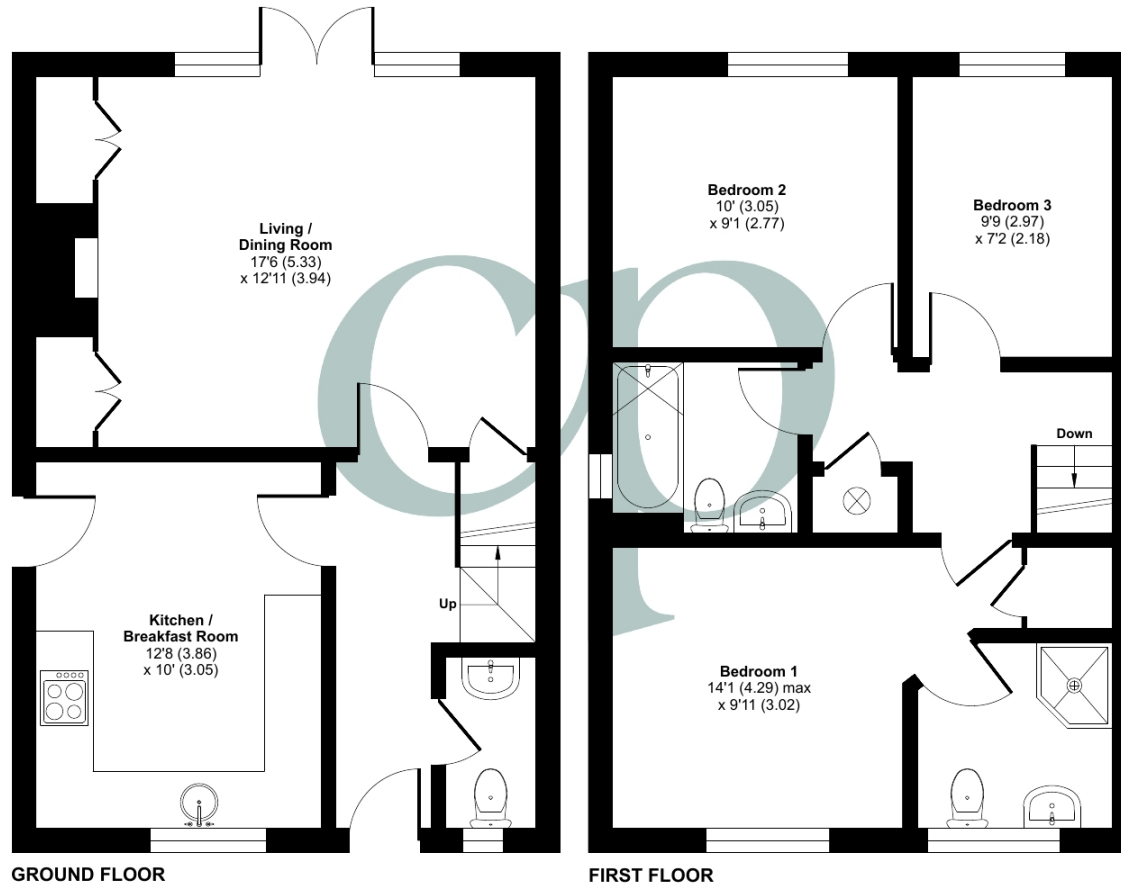
We are happy to recommend a local financial
adviser and conveyancer if required to help
speed up the process.





Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(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: 1124326

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

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