



Water Lane

Flitwick,
Bedfordshire, MK45 1LD
£435,000

country
properties

This extended semi detached home offers versatile accommodation including four separate receptions with the option to utilise one as a fourth bedroom if preferred. Set towards the town outskirts, yet within just 0.5 miles of the mainline rail station, this well presented home offers great entertaining space with the living room leading via double doors to a family room with patio door to rear and direct access to the dining room.

There is a fitted kitchen, ground floor shower room and useful study (great for those working from home).

The first floor features three bedrooms and a family bathroom. There is an enclosed garden to the rear which enjoys a south-westerly aspect and off road parking for up to four vehicles is provided in addition to the garage to rear. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts, matching sidelights and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Additional built-in storage cupboard. Engineered wood flooring. Radiator. Recessed spotlighting to ceiling. Access to dining room, study/bedroom 4, shower room and to:

LIVING ROOM

Double glazed window to front aspect. Living flame effect gas fire set within chimney breast. Radiator. Double doors to:

FAMILY ROOM

Double glazed sliding patio door to rear aspect. Radiator. Door to:

DINING ROOM

Opaque double glazed window to side aspect. Engineered wood flooring. Radiator. Recessed spotlighting to ceiling. Open access to:

KITCHEN

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl stainless steel sink and drainer with swan neck mixer tap. Wall tiling. Built-in oven and hob. Space for fridge/freezer and tumble dryer. Space and plumbing for dishwasher and washing machine. Engineered wood flooring. Radiator. Opaque double glazed door to side aspect.

STUDY/BEDROOM 4

Dual aspect via opaque double glazed windows to side and rear. Engineered wood flooring. Radiator. Hatch to roof void.

SHOWER ROOM

Dual aspect via opaque double glazed windows to side and rear. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Tile effect flooring.



FIRST FLOOR

LANDING

Two double glazed windows to front aspect. Radiator. Access to all bedrooms and family bathroom.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in storage cupboard over stair bulkhead.

FAMILY BATHROOM

Opaque double glazed window to rear 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. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Lawn area with shrub borders. Outside lighting and cold water tap. Part enclosed by low level brick walling. Gated side access.

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area with pathway extending through the lawned garden to the garage courtesy door. A variety of plants and shrubs. Outside light and cold water tap. Enclosed by fencing and walling with gated access to front.

GARAGE

Single garage situated in block to rear of property. Metal up and over door. Courtesy door to rear garden.

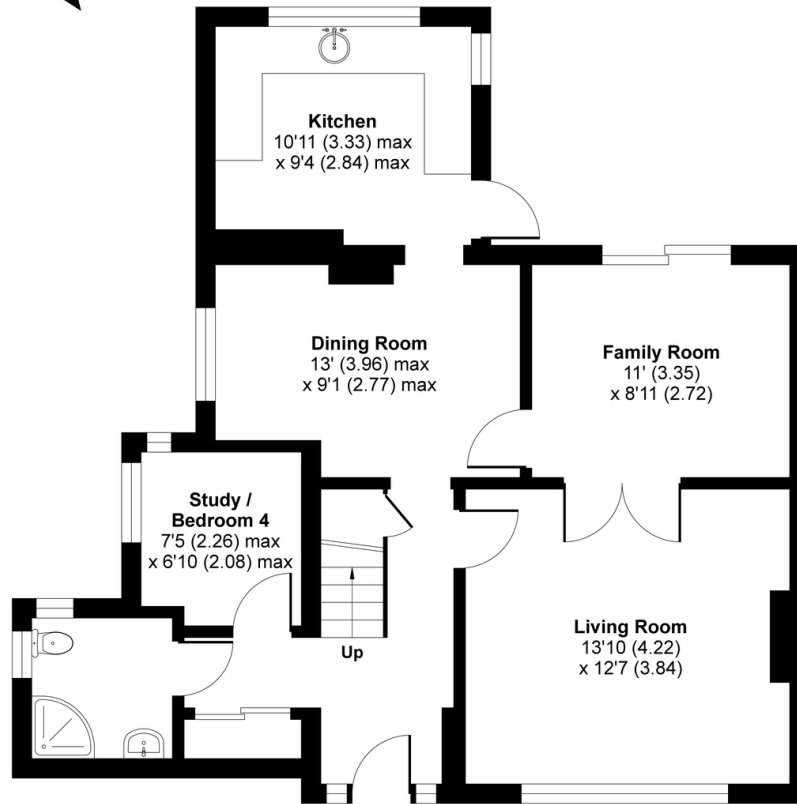
OFF ROAD PARKING

Off road parking for up to four vehicles is provided via the block paved driveway to front and further drive in front of garage.

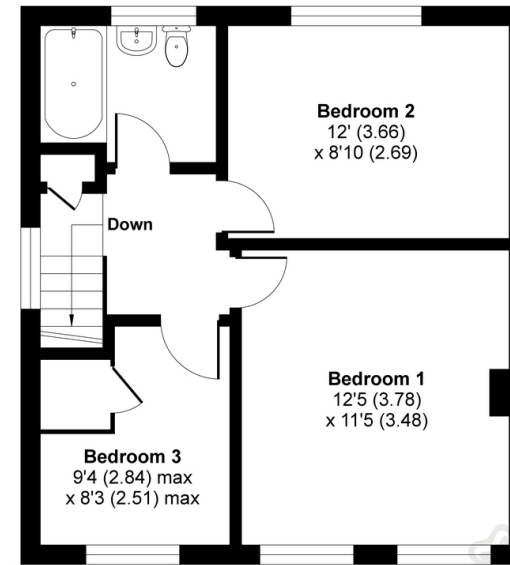
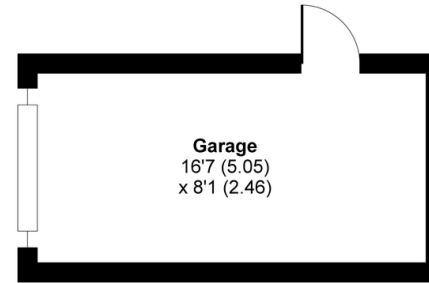


Approximate Area = 1296 sq ft / 120.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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	72	82
	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. REF738895



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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