



# The Thinnings

Flitwick,  
Bedfordshire, MK45 1DY  
Guide Price £450,000

country  
properties

This semi-detached family home features a generous rear garden with a range of outbuildings including a detached home office with utility and WC (this versatile space offers annexe potential - subject to necessary consent), plus block paved off road parking - with the entire area extending to approx. 183ft in total. Arranged over three floors, the main accommodation includes a living room with feature fireplace and 18ft open plan kitchen/dining room. There are three bedrooms on the first floor, along with a family bathroom with four piece suite including corner bath and separate shower cubicle. The principal bedroom suite occupies the entire second floor and incorporates a shower room and fitted storage. Set within a non-estate location, the property is within just 0.5 miles of the range of amenities within the heart of the town, including mainline rail station with a direct service to St Pancras International.

EPC Rating: D.

- Living room with feature fireplace
- 18ft open plan kitchen/dining room
- Four bedrooms (principal with en-suite shower room occupying entire second floor)
- Four piece first floor family bathroom
- Home office with utility & WC
- Generous rear garden
- A range of garden structures including gazebo, summerhouse, storage sheds and greenhouse
- Off road parking to rear



## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts and matching sidelights. Opaque double glazed door to:

### ENTRANCE HALL

Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Doors to kitchen/dining room and to:

### LIVING ROOM

Double glazed bow window to front aspect with decorative toplights. Feature fireplace surround housing gas coal effect fire. Radiator.

### KITCHEN/DINING ROOM

Two double glazed windows and opaque double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap and ceramic hob with extractor over, extending to create a peninsula breakfast bar. Built-in double oven. Wall mounted gas fired boiler. Space for washing machine and fridge/freezer. Feature vertical radiator. Tile effect flooring.

## FIRST FLOOR

### LANDING

Radiator. Built-in airing cupboard. Stairs to second floor landing. Doors to three bedrooms and family bathroom.

### BEDROOM 2

Double glazed window to front aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in storage cupboard.

### BEDROOM 4/STUDY

Double glazed window to front aspect. Radiator. Built-in storage cupboard. Fitted desk/work surface area.

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Corner bath with mixer tap/shower attachment, shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Tile effect flooring.

## SECOND FLOOR

### LANDING

Door to:



## BEDROOM 1

Double glazed window to rear aspect. Two double glazed skylights. Radiator. Eaves storage. Recessed spotlighting to ceiling. Door to:

## EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail.

## OUTBUILDING

## HOME OFFICE/STUDIO

Double glazed French doors to both front and rear aspects. Wall and base mounted units with work surface areas. Hatch to roof void.

## UTILITY

Double glazed windows to both front and side aspects. Opaque double glazed door to side aspect. Wall and base mounted units with work surface areas. Door to:

## CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Wall tiling. Wood effect flooring.



## OUTSIDE

### FRONT GARDEN

Laid to block paving.

### REAR GARDEN

Total measurement from rear of property (inc. parking area, outbuilding and formal garden): 183' x 24' (55.78m x 7.32m) of which formal garden area: 108' x 24' (32.92m x 7.32m) A pathway extends from the rear block paved area alongside the outbuilding/home office to the established rear garden. A sweeping lawn with shrub and rockery borders leads past a gazebo (providing a delightful spot to relax) to a block paved patio seating area at the rear with large summerhouse (with power and attached store) beyond. A paved and gravelled utility area with two storage sheds and greenhouse is tucked away at the rear of the summerhouse.

## OFF ROAD PARKING

Shared side access via block paved driveway, leading through double gates to a generous block paved area at the rear of the property providing off road parking.

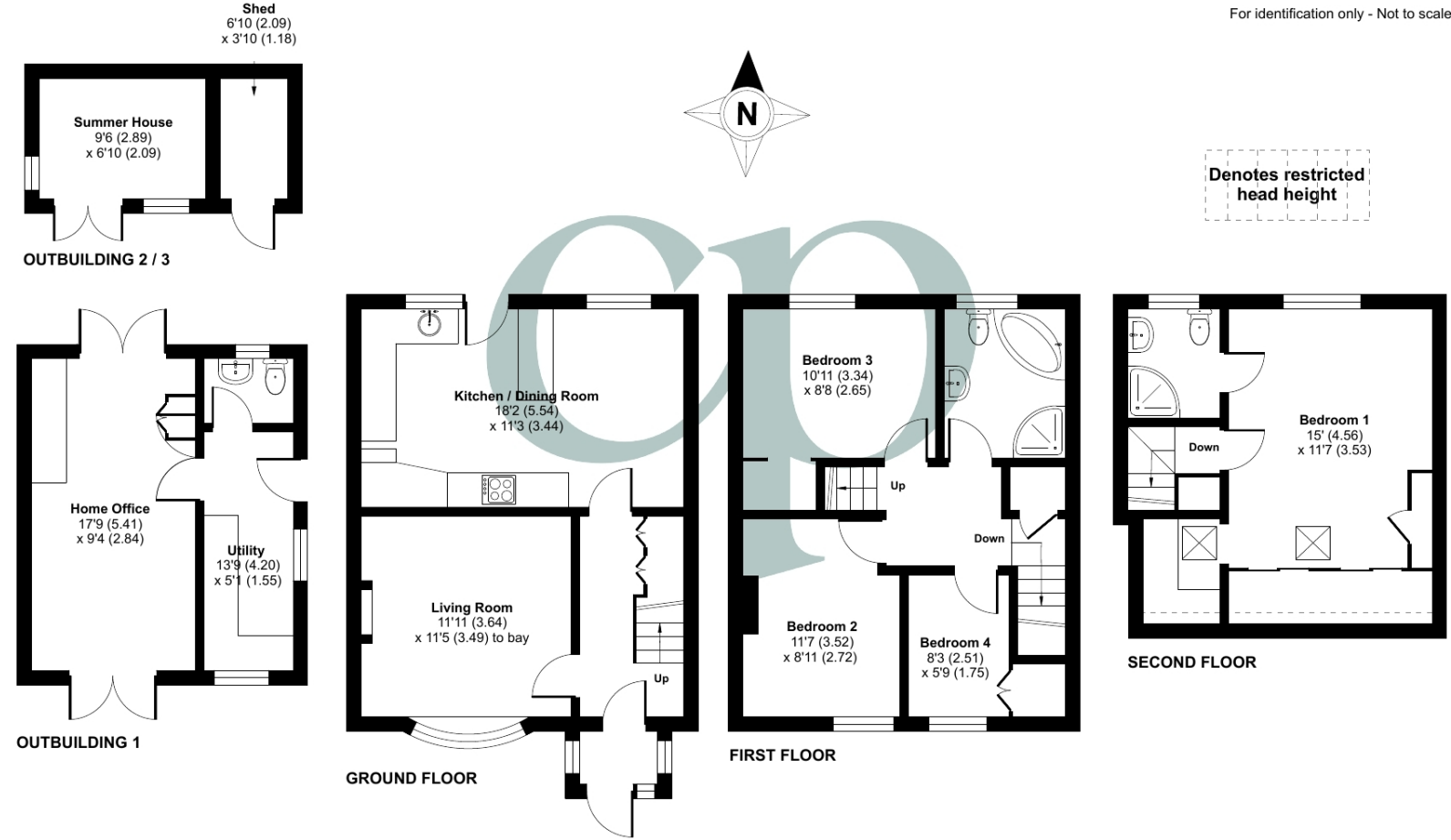
Current Council Tax Band: C.



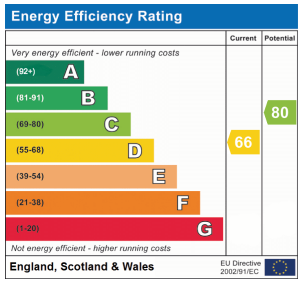


Approximate Area = 1167 sq ft / 108.4 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Outbuildings = 356 sq ft / 33 sq m  
Total = 1534 sq ft / 142.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Country Properties. REF: 1342484



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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