



Kings Road

Flitwick,
Bedfordshire, MK45 1ED

Guide Price **£400,000**

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properties

With no upper chain, this modern detached bungalow is tucked away from the road and conveniently located for access to the town centre amenities (0.3 miles). The well proportioned accommodation includes a spacious L-shaped living/dining room with patio door leading to a generous 21ft wide conservatory which overlooks the enclosed rear garden. There is a fitted kitchen with a range of appliances including oven, hob, extractor and fridge/freezer, guest cloakroom/WC, two bedrooms (the principal with built-in wardrobe) and bathroom. Off road parking is provided via the block paved driveway and detached garage with electric door. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via composite front entrance door with opaque double glazed inserts and opaque double glazed sidelights. Double glazed windows to either side aspect. Part opaque glazed door to:

ENTRANCE HALL

Built-in storage cupboard. Radiator. Doors to living/dining room, inner hall and to:

CLOAKROOM/WC

Opaque double glazed window to rear aspect/conservatory. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback. Radiator. Floor tiling.

LIVING/DINING ROOM

Double glazed window to front aspect. Radiator. Door to kitchen. Double glazed sliding patio door to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Power and light.

KITCHEN

Double glazed window to rear aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall and floor tiling. Built-in double oven and hob with extractor over. Integrated fridge/freezer. Space for washing machine and slimline dishwasher. Wall mounted gas fired combination boiler. Recessed spotlighting to ceiling. Electric plinth heater.

INNER HALL

Built-in storage cupboard. Radiator. Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Double glazed window to side aspect/conservatory. Radiator. Built-in double wardrobe.

BEDROOM 2

Double glazed window to front aspect. Radiator.



BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Paved patio area. Mainly laid to lawn. Various shrubs. Garden shed. Fence enclosed area with further garden shed. Garden enclosed by fencing with gated access to either side.

GARAGE

Brick-built garage with pitched, tiled roof. Electric up and over door with remote control. Eaves storage. Power and light. Courtesy door to side aspect.

OFF ROAD PARKING

Block paved driveway with shared access, providing off road parking for two vehicles and access to garage.

Current Council Tax band: D.

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.

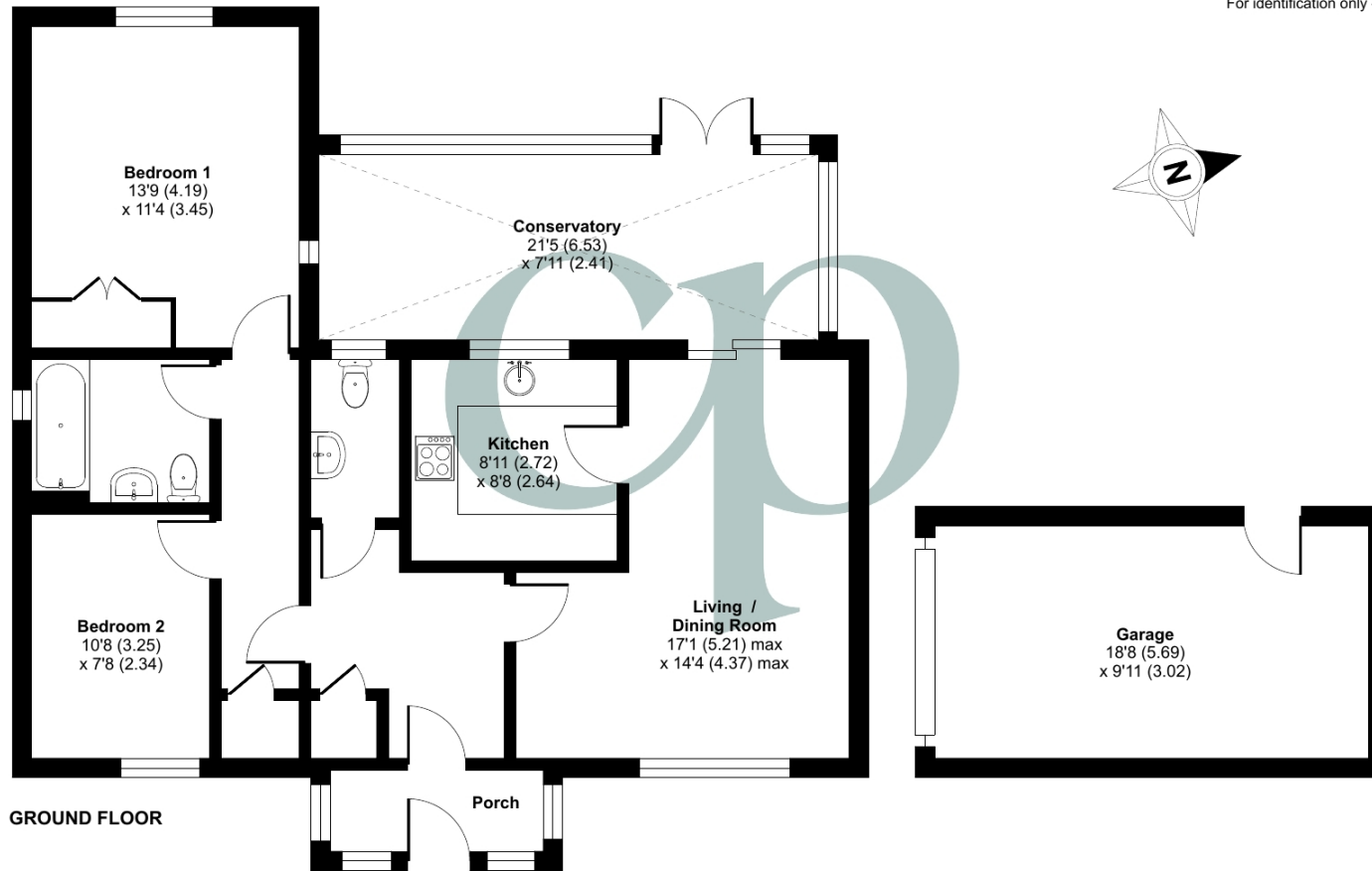
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1002 sq ft / 93 sq m
 Garage = 187 sq ft / 17.3 sq m
 Total = 1189 sq ft / 110.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(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: 1093694

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

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

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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