



country  
properties  
For Sale

**High Street**  
Flitton,  
Bedfordshire, MK45 5DY  
£550,000

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Set within a desirable village location, this well proportioned family home features a living room with feature fireplace and patio door to rear and 22ft dual aspect kitchen/dining room with quartz work surfaces and a range of integrated appliances (as stated), which leads through to additional versatile reception space (family room or study perhaps?) In addition there is a useful utility and cloakroom/WC. The first floor offers four good sized bedrooms and a luxurious family bathroom with five piece suite including walk-in shower and slipper bath with integrated television above, providing a relaxing retreat. Enjoying a south-westerly aspect, the enclosed rear garden features block paved and decked seating areas along with an artificial lawn for ease of maintenance, whilst off road parking is provided to the front of the property. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and opaque double glazed sidelight. Stairs to first floor landing. Radiator. Two built-in cupboards, one housing oil fired boiler. Wood effect flooring. Doors to living room, kitchen/dining room and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Traditional style column radiator/towel rail. Feature brick effect wall. Wood effect flooring.

### LIVING ROOM

Double glazed sliding patio door to rear aspect. Feature fireplace surround. Radiator.

### KITCHEN/DINING ROOM

Dual aspect via double glazed window to front (with electric blind) and double glazed patio door to rear. A range of base and wall mounted units with quartz work surface areas incorporating butler style ceramic sink with mixer tap. Built-in oven and microwave. Peninsula unit providing additional storage plus wine cooler, with quartz work surface housing five ring induction hob with ceiling mounted extractor over. Integrated dishwasher and refrigerator. Radiator. Recessed spotlighting to ceiling. Wood effect flooring. Open access to family room/study. Door to:

### UTILITY ROOM

Double glazed window to front aspect (with electric blind). A range of base and larder style units with work surface areas incorporating ceramic sink and drainer with mixer tap. Integrated fridge/freezer. Space for washing machine and tumble dryer. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

### FAMILY ROOM/STUDY

Part double glazed door to side aspect. Built-in cupboards. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

## FIRST FLOOR

### LANDING

Built-in storage cupboard. Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobes and drawers. Radiator. Wood effect flooring.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### BEDROOM 4

Double glazed window to front aspect. Radiator.



## FAMILY BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Roll top slipper bath with cradle style mixer tap/shower attachment, walk-in shower with fixed showerhead and additional hand-held attachment, close coupled WC and pedestal wash hand basin. Integrated television. Wall tiling. Heated towel rail. Wood effect flooring. Traditional style column radiator/towel rail.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a block paved patio area with retaining rockery border and picket fencing leading to raised artificial lawn. Various shrubs. Decked seating area. Oil storage tank. Enclosed by timber fencing with gated side access.

### FRONT GARDEN/OFF ROAD PARKING

Part laid to block paving to provide off road parking. Shrub border. Gated side access to rear garden.

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.

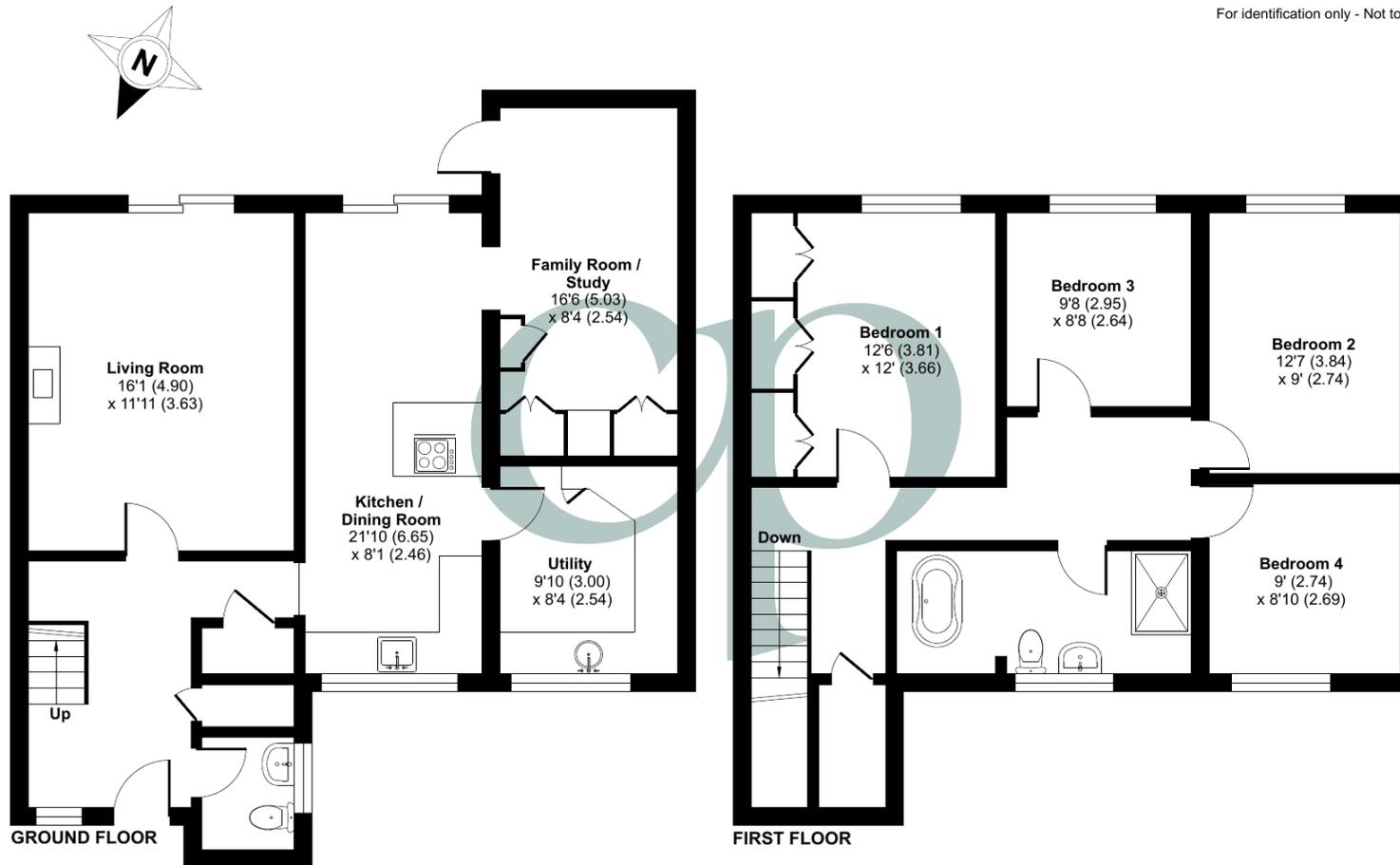
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(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: 1109615

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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