

# **COUNTRY PROPERTIES**

**Ampthill Branch 01525 403033** 



A delightful older style cottage with character features. Pleasantly situated in a popular village location. Ideal first time purchase or investment.

£159,995 Freehold

## 69 Church Street

## Lidlington Bedfordshire MK43 0RJ

- \* Living room with delightful brick built feature fireplace
- Open plan refitted kitchen/dining room
- Just move in very good condition throughout
- \* 2 good size bedrooms
- \* Established rear garden
- \* No upper chain. Good investment/first time buyer

### **GROUND FLOOR**

**Lobby** Accessed through entrance door. Radiator. Opaque glazed door leading to:-

**Living Room** 12' 2" (into chimney breast) x 11' 2" (3.71m x 3.40m) Double glazed multi paned style window to front. Attractive brick built feature fireplace with built in cupboard to side Radiator Door to:

Kitchen/Dining room 15' 7" x 9' 8" max (4.75m x 2.95m) x 6' 1" min (1.85m) Window and door to rear. Range of floor and wall units and drawers with work surface over, incorporating stainless steel sink unit with side drainer and mixer tap. Part tiled walls. Plumbing for washing machine, space for cooke, stainless steel and glass extractor canopy. Radiator. Timber floors. Stair case to first floor. Door to:-

**Bathroom** Suite comprising:- bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Tiled floor. Radiator. Opaque window.

### **FIRT FLOOR**

Landing Door to both bedrooms.

**Bedroom** 12' 3" x 11' (3.73m x 3.35m) Double glazed multi pane style window to front. Radiator.

**Bedroom** 8' 2" x 8' 3" (2.49m x 2.51m) Window to rear. Cupboard housing hot water cylinder. Radiator.

#### **OUTSIDE**

Garden Established rear garden.

**Directions** Enter Lidlington into the High Street and turn into Church Street next to the Church. No.69 is on the left hand side.

Lidlington is a village with post office/general store and Lower school. Access to M1 at Junction 13 and mainline station at Flitwick (Thameslink - Kings Cross)

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3.Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



