



Lime Mews

Flitwick,
Bedfordshire, MK45 1FQ
£475,000

country
properties

Tucked away within a private cul-de sac, this modern, chain-free link-detached bungalow offers well presented accommodation including an 18'10" dual aspect living/dining room with French doors providing direct access to the enclosed rear garden with south-easterly aspect. The kitchen also includes space to dine and offers a range of integrated appliances (as stated), there are three bedrooms (the dual aspect principal having en-suite facilities) plus a spacious bathroom. In addition, the property has the benefit of underfloor heating throughout plus an attached garage. The town centre amenities (including mainline rail station) are within 0.6 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Two double glazed windows to front aspect. Recessed spotlighting to ceiling. Tiled floor with underfloor heating. Two built-in cupboards, one housing gas fired boiler. Doors to kitchen/breakfast room, all bedrooms, family bathroom and to:

LIVING/DINING ROOM

Dual aspect via double glazed French doors and windows to side and double glazed window to rear. Underfloor heating.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for range style oven with extractor over. Integrated dishwasher and refrigerator. Space for washing machine. Recessed spotlighting to ceiling. Tiled floor with underfloor heating.

BEDROOM 1

Dual aspect via double glazed windows to front and rear. Underfloor heating. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling with underfloor heating. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Underfloor heating.

BEDROOM 3

Double glazed window to rear aspect. Underfloor heating.

FAMILY BATHROOM

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



OUTSIDE

REAR GARDEN

South-easterly aspect. Paved patio area. Mainly laid to lawn. Shrub border. Mature tree. Outside light and cold water tap. Enclosed by timber fencing.

GARAGE

Electric roller door. Double glazed window and courtesy door to rear aspect. Power and light. Eaves storage.

Current Council Tax Band: E.

Estate/Management Charge: £180 approx. per annum (TBC).

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.

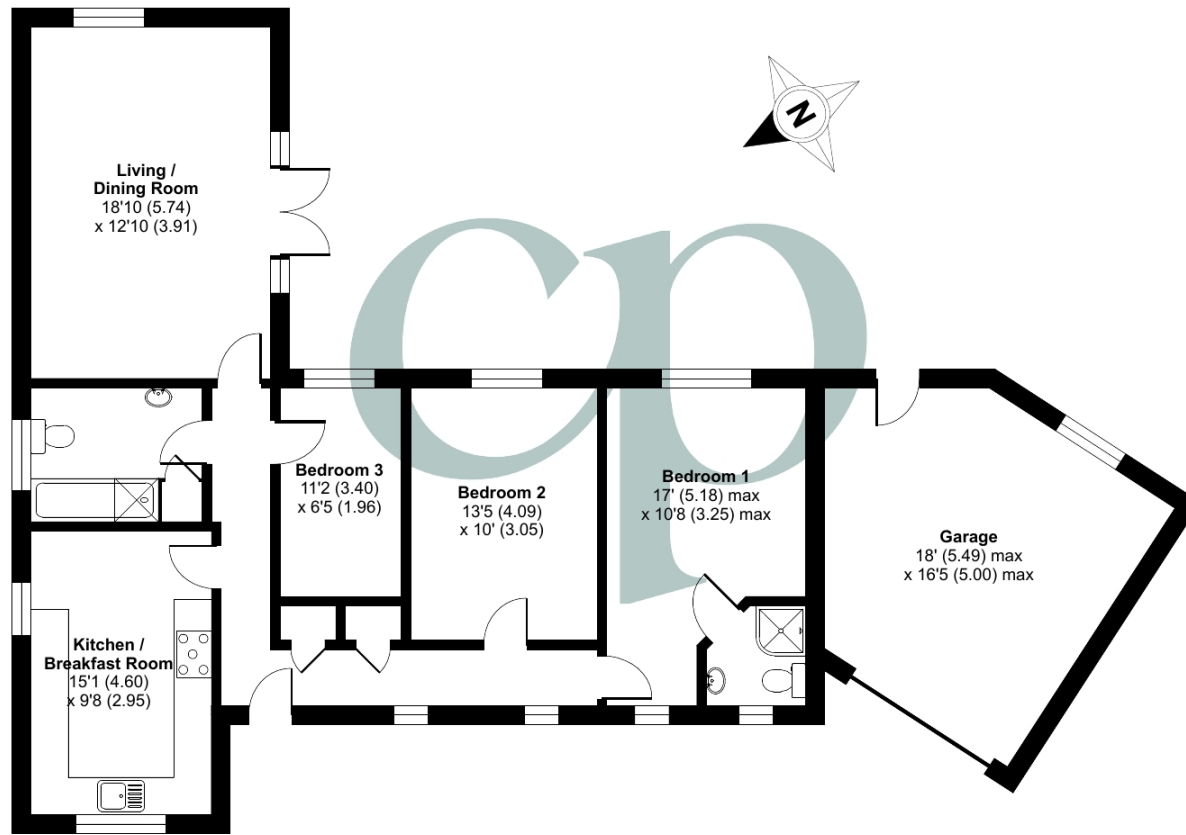
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1265 sq ft / 117.5 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(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: 1096137

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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