



Tyburn Lane

Westoning,
Bedfordshire, MK45 5JX
£575,000

country
properties

This extended detached family home features an impressive 33ft triple aspect living/dining room with scope to divide to create a third reception if preferred. This generous space has French doors to side and rear, a feature fireplace and direct access to both a separate study (ideal for working from home) and the 20ft fitted kitchen/breakfast room. In addition, there is a cloakroom/WC, whilst the first floor offers four bedrooms (the principal suite with dressing room and bathroom) plus a shower room. The enclosed rear garden is mainly laid to paving and gravel with a variety of shrubs, a garage and off road parking are located at the rear. EPC Rating: C.

- Four bedroom extended family home
- 33ft triple aspect living/dining room
- Study (ideal for working from home)
- Fitted kitchen/breakfast room
- Ground floor cloakroom/WC
- Principal bedroom with dressing room and en-suite bathroom
- First floor shower room
- Enclosed rear garden
- Garage & parking at rear



LOCATION

Westoning village offers a range of High Street amenities including a general store with post office and a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served via the M1 (J12): 2.1 miles, and rail stations at both Flitwick and Harlington (providing a service to St Pancras International within 50 mins), just 1.6 and 2.6 miles respectively. London Luton International Airport is within 14 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed leaded light effect inserts. Radiator. Floor tiling. Multi pane glazed door to entrance hall. Further door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Floor tiling.

ENTRANCE HALL

Stairs to first floor landing. Radiator. Floor tiling. Multi pane glazed doors to kitchen/breakfast room and to:

LIVING/DINING ROOM

Triple aspect via two double glazed windows to front and double glazed French doors to both side and rear. Feature fireplace housing gas fire. Two radiators. Open access to kitchen/breakfast room. Door to:

STUDY

Double glazed window to rear aspect. Radiator. Floor tiling. Recessed spotlighting to ceiling.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear and opaque double glazed door to side. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Space for American style fridge/freezer, washing machine, dishwasher, tumble dryer and range style oven (with extractor over). Built-in microwave. Wall and floor tiling. Recessed spotlighting to ceiling.



FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Radiator. Hatch to loft. Two built-in cupboards. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Recessed spotlighting to ceiling. Door to en-suite bathroom. Open access to:

DRESSING ROOM

Double glazed skylight. Radiator. Recessed spotlighting to ceiling.

EN-SUITE 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. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect. Fitted wardrobes, drawers and overhead bridging units. Radiator. Wood flooring.

BEDROOM 3

Double glazed window to front aspect. Radiator. Fitted wardrobe.

BEDROOM 4

Double glazed window to side aspect. Radiator. Fitted wardrobe.



SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders. Paved pathway leading to front entrance door.

REAR GARDEN

Mainly laid to paving and gravel. Various shrubs. Enclosed by timber fencing and brick walling with gated access to side and rear.

GARAGE

Up and over door. Personal door to side aspect.

OFF ROAD PARKING

Parking for two vehicles to rear, accessed via Tythe Barn Close.

Current Council Tax Band: E(i).

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.

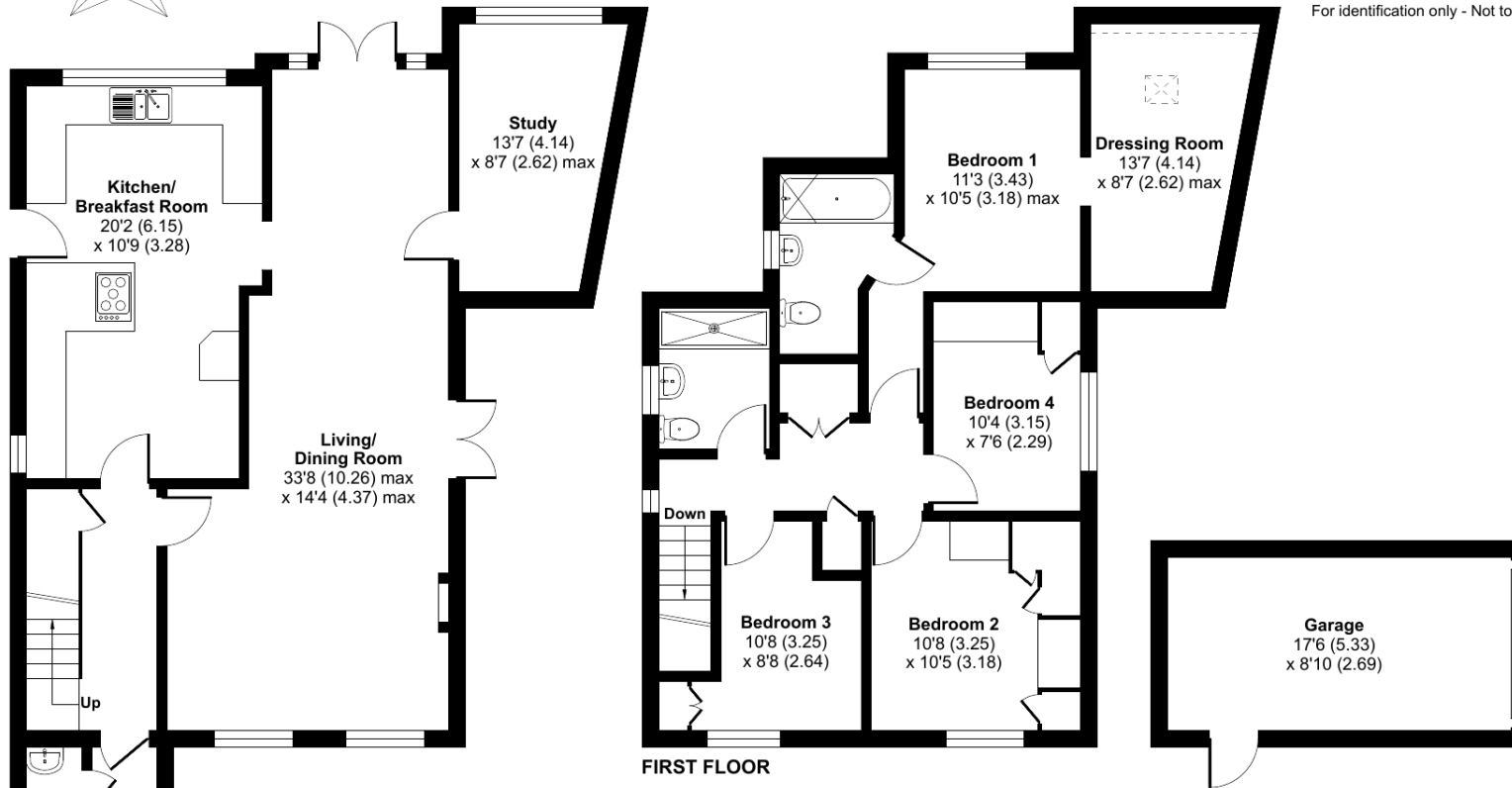




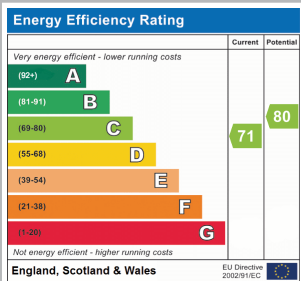


Approximate Area = 1583 sq ft / 147 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1742 sq ft / 161.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Country Properties. REF: 1053360



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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