



Station Road

Flitwick,
Bedfordshire, MK45 1LA
£270,000

country
properties

With no upper chain, this charming mid terrace cottage is set towards the outskirts of the town, yet within just half a mile of the range of amenities (including mainline rail station) at its heart. The living room features a log burning stove and opens directly into the dining area enhancing the available space. There is a fitted kitchen with built in oven, microwave, hob and extractor hood, plus a conservatory to rear creating an additional sitting/dining space.

The first floor includes two bedrooms and a bathroom. Mainly laid to paving with a small lawn area and raised shrub bed, the enclosed rear garden also features a brick-built barbecue and pizza oven, creating the perfect space for outside entertaining. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed leded light effect inserts. Double glazed windows to either side aspect. Quarry style floor tiling. Part glazed door to:

LIVING ROOM

Double glazed window to front aspect. Fireplace recess housing log burning stove. Radiator. Stairs to first floor landing. Open access to:

DINING AREA

Double glazed window to rear aspect. Radiator. Sliding door to:

KITCHEN

Opaque double glazed window to side aspect. A range of base and wall mounted units with wood work surface areas incorporating 1½ bowl ceramic sink with mixer tap, and gas hob with extractor over. Wall and floor tiling. Built-in oven and microwave. Space for dishwasher, washing machine and fridge/freezer. Wall mounted gas fired boiler. Recessed spotlighting to ceiling. Glazed double doors to:

CONSERVATORY

Double glazed windows and French doors to rear garden. Floor tiling. Power.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator.



BEDROOM 2

Double glazed window to rear aspect.
Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to paving. Part enclosed by low level walling.

REAR GARDEN

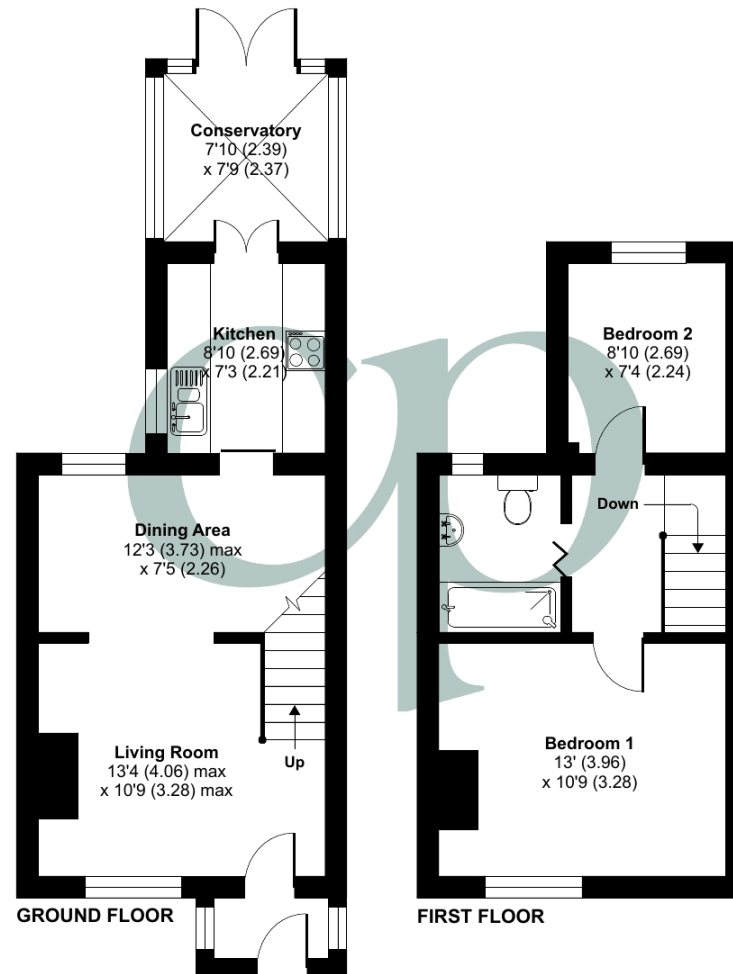
Mainly laid to paving with inset lawn area and raised shrub bed. Brick-built barbecue and pizza oven. Cold water tap. Garden shed with power and light. Right of way access across neighbouring property.


Current Council Tax Band: B.



Approximate Area = 729 sq ft / 67.7 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		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-25)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1266204

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Viewing by appointment only

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