



**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

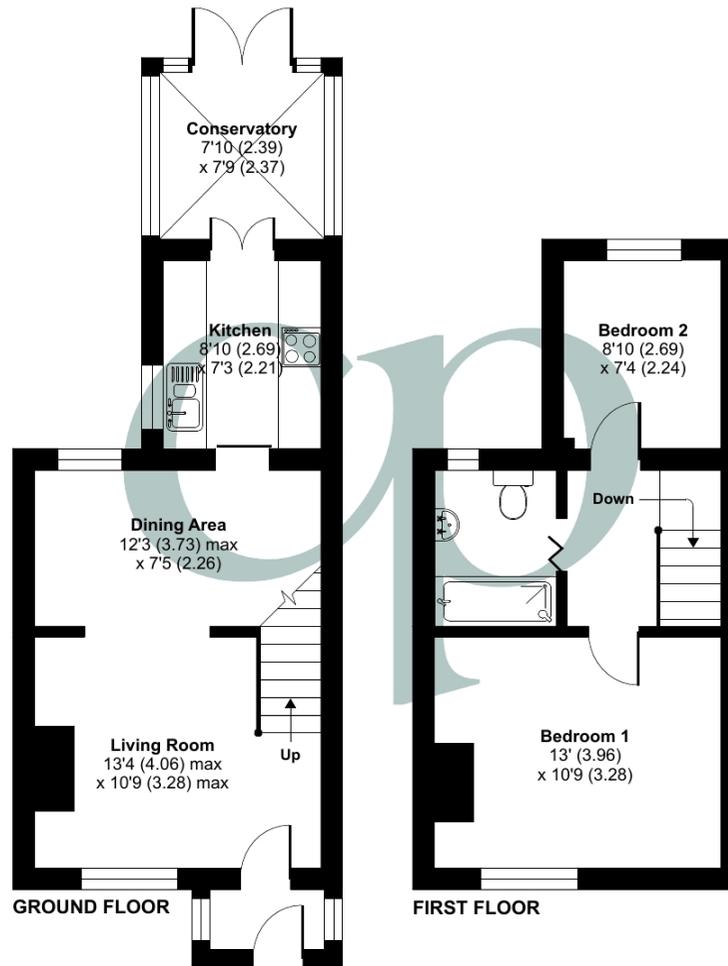
Mainly laid to paving with inset lawn area and raised shrub bed. Brick-built barbecue and pizza oven. Cold water tap. Garden shed with power and light. Right of way access across neighbouring property.

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	70	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Country Properties. REF: 1266204

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## Viewing by appointment only

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