



48, Maple Close

Pulloxhill,
Bedfordshire, MK45 5EF

46% Shared Ownership **£154,100**

country
properties

46% SHARED OWNERSHIP Set within a popular village location, this semi-detached home perfectly balances comfort and practicality. The well presented accommodation includes a living room with French doors opening directly to the enclosed rear garden, fitted kitchen/breakfast room with space for informal dining, and a handy ground floor cloakroom/WC. Upstairs there are two double bedrooms with fitted wardrobes, and a bathroom. Parking for two vehicles is provided immediately to the front of the property. Whether you enjoy countryside walks or need to commute to the city, the location provides an excellent balance. A footpath leads directly from Maple Close to Centenary Wood, whilst Flitwick's mainline rail station (providing a direct service to St Pancras International) is under 2 miles and M1 (J12) approx. 4 miles. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed inserts. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to kitchen/dining room, living room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler, concealed within cupboard. Radiator. Floor tiling.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard. Doors to both bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobe with part mirrored sliding doors. Radiator.

BEDROOM 2

Double glazed window to front aspect. Fitted wardrobe with sliding doors. Radiator.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading down to pathway, which extends alongside the lawn to a timber garden shed. Further paved patio seating area at rear. Enclosed by timber fencing. Gated side access.

OFF ROAD PARKING

Parking for two vehicles immediately to the front of the property.

Current Council Tax Band: C.

Lease: 125 years from 03/07/2009.

Rent (inc. building insurance premium): £391.59 per month.

SHARED OWNERSHIP

Interested parties will be required to complete a Shared Ownership Eligibility form.

Key criteria are:

Buyers must be at least 18 years old.

Buyers must have a total household income under £80,000.

Buyers must meet the Homes England affordability and sustainability assessments.

Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.

Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible).

Self-employed buyers must be able to provide 2-years' evidence of their income.

Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator.

Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.

Buyers must have a good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy):

A mortgage or rent arrears.

Other bad debts.

County Court Judgements.

Buyers must have a minimum 5% deposit towards the share they are purchasing.

Buyers may retain a portion of their savings to cover the cost of purchase and moving home (typically up to £5,000). This may include:

Legal fees.

Stamp Duty Land Tax where applicable.

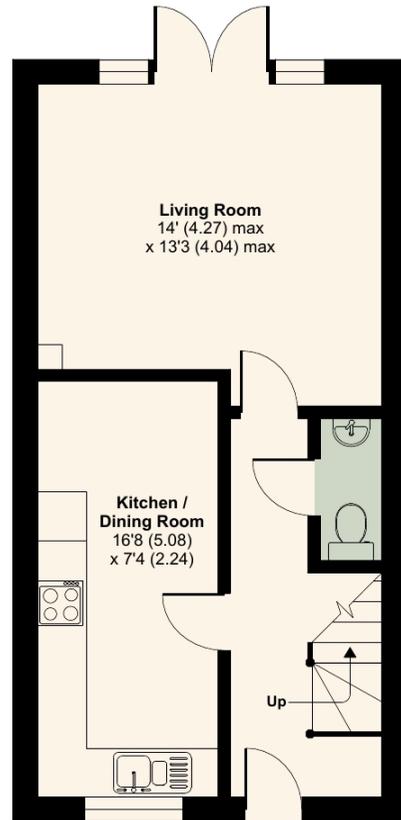
Mortgage application fees.

Valuation fees and any associated moving costs.

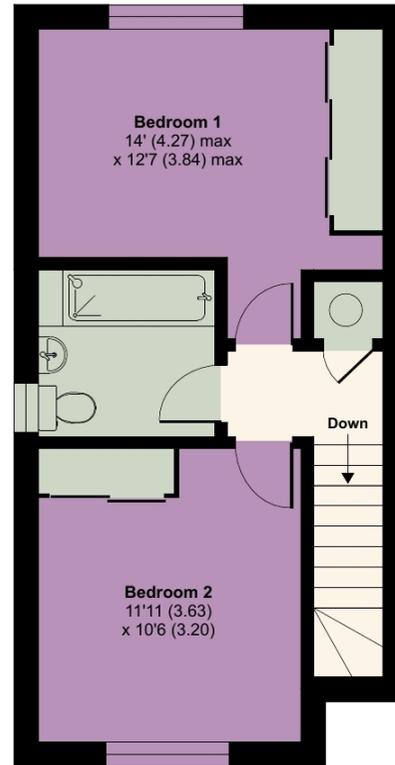


Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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). © n̄checom 2026. Produced for Country Properties. REF: 1419967



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

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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