



Hinksley Road
Flitwick,
Bedfordshire, MK45 1HH
£325,000

country
properties

Offering an impressive 1,687 sq.ft. of accommodation (approx.), this extended family home features four reception areas and three bedrooms. The fitted kitchen/breakfast room with log burning stove leads directly to the dining room with feature cast iron fireplace, there is a further family room which is open plan to both the living room and bar area which, in turn, leads through to a rear garden room, creating the perfect space for entertaining. In addition there is a useful utility and cloakroom/WC. All of the bedrooms have the benefit of fitted storage and the spacious first floor bathroom has a five piece suite including roll top bath and separate shower cubicle. There is an enclosed garden to the rear with large patio seating area leading to lawn and southerly aspect. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed leaded light effect inserts. Double glazed window to front aspect. Fitted storage cupboards. Recessed spotlighting to ceiling. Open access to:

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor landing. Open access to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Space for range style oven (with extractor over) and fridge/freezer. Feature log burning stove. Floor tiling. Feature ceiling beams. Open access to inner hall and to:

DINING ROOM

Double glazed window to front aspect. Feature cast iron fireplace. Radiator. Feature ceiling beams. Dado rail.

INNER HALL

Opaque double glazed leaded light effect door to side aspect. Radiator. Floor tiling. Open access to family room. Doors to utility room and to:

CLOAKROOM/WC

WC. Wall and floor tiling.

UTILITY ROOM

Double glazed window to rear aspect. Space and plumbing for washing machine. Further appliance space. Fitted storage. Floor tiling.

FAMILY ROOM

Skylight. Radiator. Feature ceiling beams. Open access to bar and to:

LIVING ROOM

Feature brick fireplace housing gas fire. Feature ceiling beams.

BAR

Double glazed leaded light effect window to side aspect. Bar area with open shelving. Feature ceiling beams. Steps and open access to:

GARDEN ROOM

Double glazed leaded light effect windows to front and side aspects. Double glazed sliding door to rear aspect. Feature ceiling beams. Radiator.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Radiator. Dado rail. Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed French doors to rear aspect. A range of fitted wardrobes with mirrored doors. Feature ceiling beams.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobes. Feature ceiling beams.

BEDROOM 3

Double glazed window to front aspect. Radiator. Fitted wardrobes with overhead storage units. Feature ceiling beams.

FAMILY BATHROOM

Double glazed windows to side and rear aspect. Five piece suite comprising: Free-standing ball and claw foot roll top bath with mixer tap/shower attachment, separate shower cubicle, WC, bidet and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring. Feature ceiling beams. Dado rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Crazy paved pathway leading to front entrance door. Lawn area. Door leading to covered access to rear garden.

REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a large crazy paved patio area leading to lawn. Gravelled border. Garden shed. Enclosed by timber fencing and block walling. Covered access to front of property.

Current Council Tax Band: B.

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.

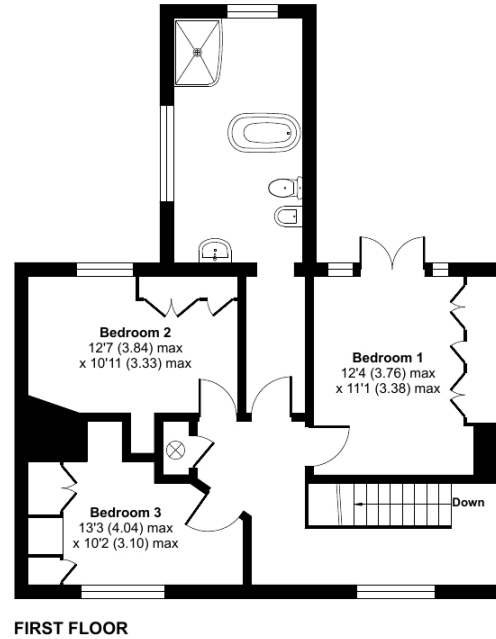
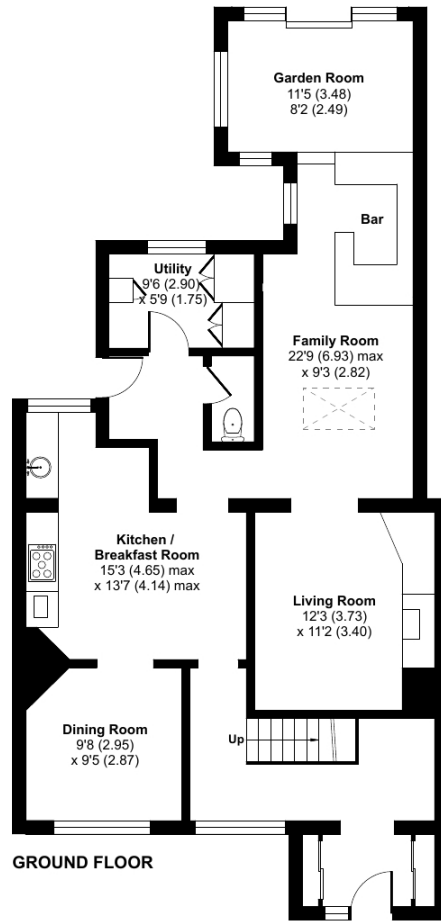
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1687 sq ft / 156.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
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: 1077695

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

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