



# Newlands Road

Westoning,  
Bedfordshire, MK45 5LD  
£400,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Set on a corner position within a village cul-de-sac, this extended end terrace home offers spacious accommodation including a 20ft living room with French doors to both conservatory and rear garden, attractive fitted kitchen with space to dine plus island unit/breakfast area, useful utility and cloakroom/WC. There are four well proportioned bedrooms to the first floor, the principal with en-suite facilities, plus a family bathroom with four piece suite. The rear garden is mainly laid to paving and artificial lawn for ease of maintenance, there is a garage/store to rear and off road parking is provided to both front and rear. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via entrance door with opaque double glazed insert, opaque double glazed windows to either side and canopy porch over. Stairs to first floor landing. Coving to ceiling with recessed spotlighting. Radiator. Floor tiling. Georgian style double glazed door to conservatory. Further doors to inner hall and to:

### UTILITY ROOM

Georgian style double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Space and plumbing for automatic washing machine. Space for tumble dryer. Cupboard housing gas fired boiler. Floor tiling. Radiator. Recessed spotlighting to ceiling. Door to:

### CLOAKROOM/WC

Georgian style opaque double glazed window to front aspect. Two piece suite comprising: Wash hand basin with mixer tap and close coupled WC. Tiled splashback. Radiator. Floor tiling. Recessed spotlighting to ceiling.

### INNER HALL

Floor tiling. Coving to ceiling. Part glazed panelled doors to living room and to:

### KITCHEN/DINING ROOM

Two Georgian style double glazed windows to front aspect. Double glazed skylight. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in double oven and five ring gas hob with extractor over. Space for American style fridge/freezer. Breakfast bar island unit. Part coving to ceiling with recessed spotlighting. Feature radiator. Television point. Floor tiling.

### LIVING ROOM

Georgian style double glazed window and French doors to rear aspect. Built-in under stairs storage cupboard. Coving to ceiling. Wood flooring. Television point. Two radiators. Georgian style double glazed French doors to:

### CONSERVATORY

Of part brick construction with double glazed windows and door to rear garden. Floor tiling. Power and light. Radiator.

## FIRST FLOOR

### LANDING

Coving to ceiling with recessed spotlighting and hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Georgian style double glazed window to front aspect. Built-in triple wardrobe with mirrored sliding doors. Coving to ceiling with recessed spotlighting. Radiator. Door to:



## EN-SUITE SHOWER ROOM

Georgian style opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, wash hand basin with mixer tap and close coupled WC. Tiled splashbacks. Extractor. Recessed spotlighting to ceiling. Floor tiling. Heated towel rail.

## BEDROOM 2

Georgian style double glazed window to front aspect. Built-in double wardrobe with mirrored sliding doors. Coving to ceiling. Radiator.

## BEDROOM 3

Georgian style double glazed window to rear aspect. Coving to ceiling. Radiator. Television point. Built-in double wardrobe.

## BEDROOM 4

Dual aspect via Georgian style double glazed windows to side and rear. Coving to ceiling with recessed spotlighting. Radiator.

## FAMILY BATHROOM

Georgian style opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap, walk-in shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Coving to ceiling with recessed spotlighting. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Mainly laid to paving and artificial lawn. Various plants and shrubs. Garden shed. Enclosed by fencing and walling. Gated access to side and rear.

## GARAGE/STORE

Up and over door. Power and light. Personal door to side. (Please note that in order to accommodate a vehicle, removal of the stud wall behind the up and over door would be required).

## OFF ROAD PARKING

Block paved driveway to front of property providing off road parking for two vehicles. Further hard standing leading to garage providing parking for an additional vehicle.

Current Council Tax Band: E.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

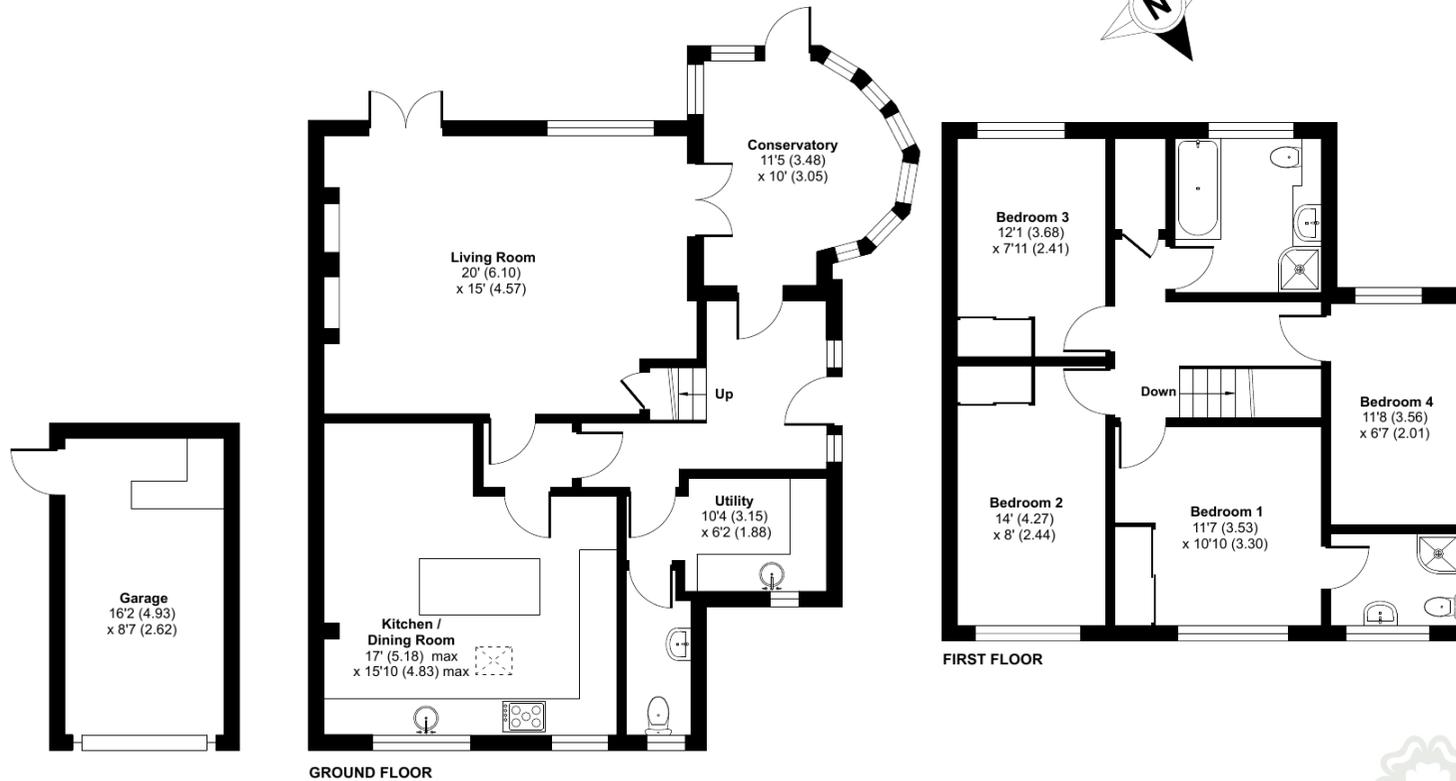
Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;  
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).  
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 = 1679 sq ft / 156 sq m (includes garage)

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	77	85
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 921449



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

