



# High Street

Tingrith,  
Bedfordshire, MK17 9EH  
£375,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Set within a desirable semi-rural location, this character home is offered for sale with no upper chain and features a generous rear garden with versatile outbuilding (having potential as a home office). The accommodation includes a cosy dual aspect living room with open fireplace, dual aspect kitchen/breakfast room with contemporary styling, integrated appliances (as stated) and French doors to rear, two bedrooms and modern first floor shower room. Externally a generous private rear garden with useful out-building with power and light. The village offers the benefit of surrounding countryside plus convenient access to road and rail links into the city, with both Harlington mainline rail station and the M1 (J12) being within approx. 3 miles. EPC Rating: E

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via wooden front entrance door with opaque glazed leaded light effect insert. Wood effect flooring. Wooden door with opaque glazed insert to:

### LIVING ROOM

Dual aspect via leaded light effect windows to front and side. Feature cast iron open fireplace. Radiator. Cupboard housing electric meter and fuse box. Picture rail. Exposed ceiling beam. Wooden door to:

### KITCHEN/BREAKFAST ROOM

Dual aspect via leaded light effect window to side and double glazed French doors to rear. A range of base, larder style and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Integrated dishwasher and washing machine. Island unit housing integrated refrigerator and freezer plus shelving. Recessed spotlighting to ceiling. Tile effect flooring. Stairs to first floor landing with built-in storage cupboard beneath.

## FIRST FLOOR

### LANDING

Wooden doors to both bedrooms and shower room.

### BEDROOM 1

Leaded light effect window to front aspect. Radiator. Fitted triple wardrobe. Exposed wall timber.

### SHOWER ROOM

Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Extractor. Recessed spotlighting to ceiling. Heated towel rail.

### BEDROOM 2

Window to rear aspect. Radiator. Built-in over stairs cupboard housing electric boiler and hot water tank.

## OUTSIDE

### FRONT GARDEN

Gravelled pathway leading to front entrance door. Lawn area. Outside light. Part enclosed by fencing and low level walling with gated access. Right of way access to side leading to gate to rear garden.

### REAR GARDEN

Gravelled area to rear with stepped pathway extending alongside the lawned garden to a versatile outbuilding at the rear (with double glazed window to front aspect, double glazed skylight, power, recessed spotlighting to ceiling and wood effect flooring). Various shrubs. Enclosed by fencing and hedging.

Current Council Tax Band: D.



## 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.

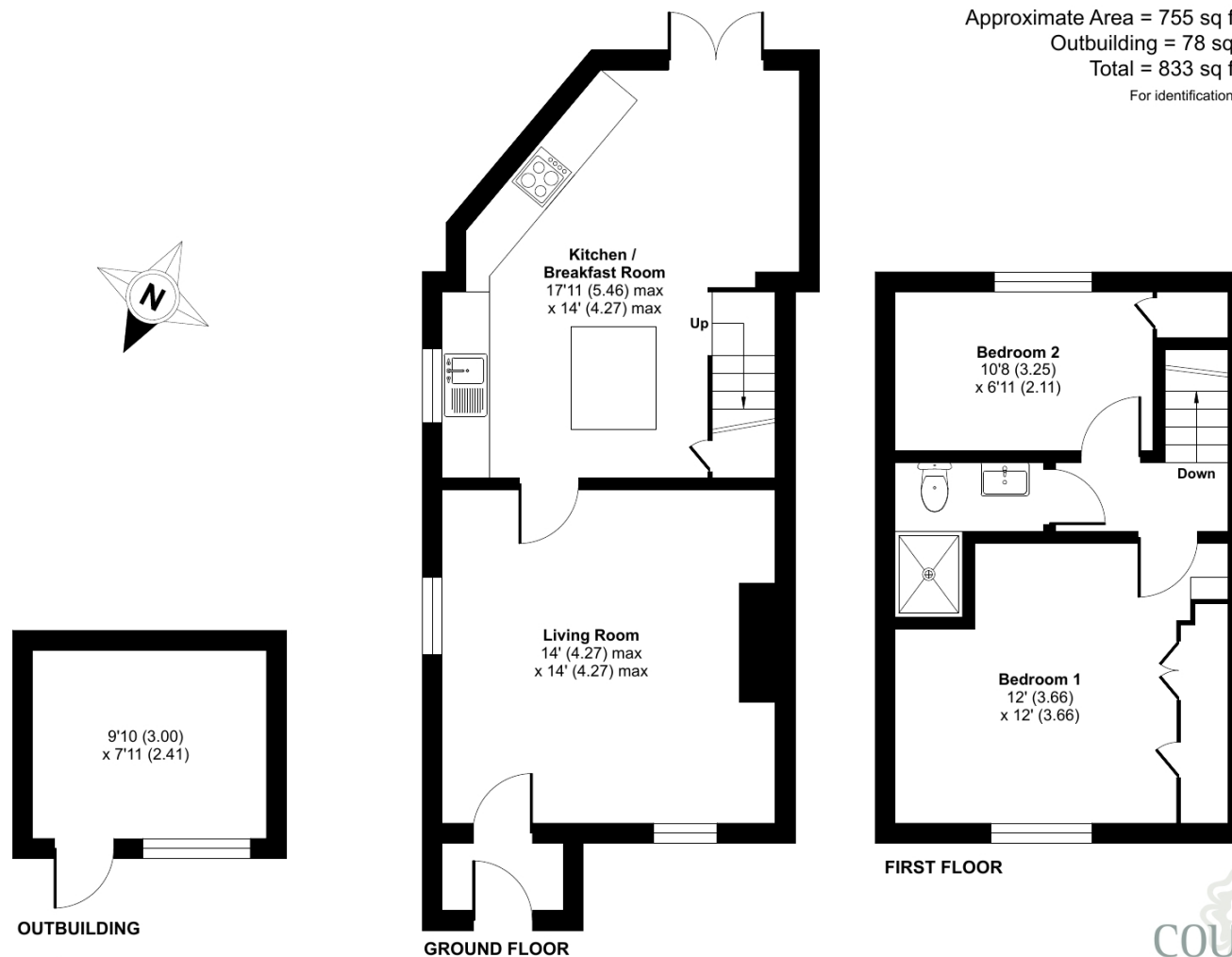
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 755 sq ft / 70.1 sq m  
 Outbuilding = 78 sq ft / 7.2 sq m  
 Total = 833 sq ft / 77.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		48
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2023. Produced for Country Properties. REF: 953739



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

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