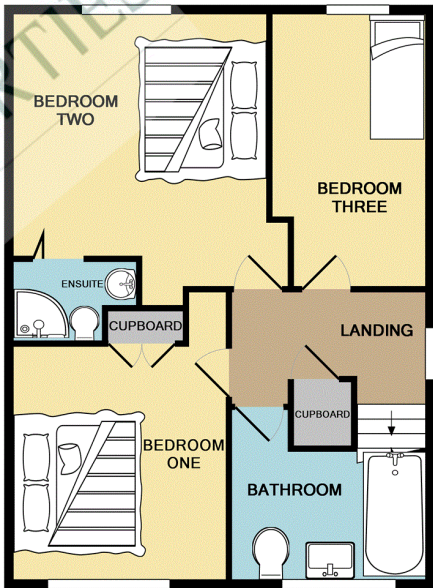
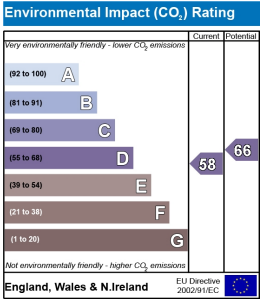
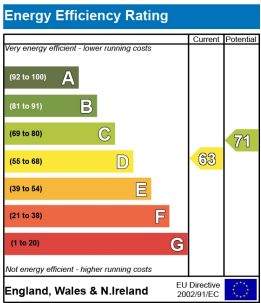


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

Country Properties | 31, Bedford Road | MK45 4LL
T: 01582 882811 | E: barton@country-properties.co.uk
www.country-properties.co.uk

A delightful & spacious 3 Bedroom Family Residence offering modern day living accommodation set in a popular mid Bedfordshire village. Close to all amenities and viewing is highly recommended.

Ground Floor

Entrance -

Frosted casement lead light windows. Stairs to first floor. UPVC double glazed entrance door leading into;

Entrance Hall -

Double panel radiator. Carpet as fitted. Panel door with chrome furnishings to the cloakroom and the Kitchen breakfast room.

Cloakroom -

Frosted double glazed window to the front aspect. Low level WC. Vanity unit wash hand basin. Radiator. Ceiling to floor range of tiles. Ceramic tiled flooring.

Magnificent Kitchen Breakfast / Family Room -

18' 1" x 12' 3" (5.51m x 3.73m) extending into the family room. A superb range of base units. Large single drainer sink with mixer taps over and cupboards below. Stainless steel double extractor hood. Four ring hob. Split level oven. Microwave. Integrated dishwasher. Integrated washing machine. Integrated fridge. Range of splash back tiles. Ceramic tiled flooring. Movable island/ work station. Further base and wall units. Double panel radiator. Multi glazed door leading into the under stair larder complete

with shelving. Ceiling lights. Double glazed window to the front aspect. Glazed door leading into the utility room.

Family Room - 12' 7" x 10' 1" (7.49m x 3.07m) Large radiator. Ceramic tiled flooring. Double glazed patio doors to the rear aspect. Panel door with chrome furnishings leading into lounge.

Inner Lobby leading Into Additional Utility Room -

14' 0" narrowing down to 6' 6 x 9' 1" & extending to (4.27m x 2.77m) Double glazed doors to the front and rear aspects. Double glazed window to the rear aspect. Stainless steel single drainer sink with mixer taps over and cupboards below. Plumbing and area for washing machine. Ceiling down lighters. Range of splash back tiles. Window to rear aspect. Door way leading into further utility area. Double glazed window. Area for large floor standing fridge / freezer. Built in cupboards. Vinyl flooring.

Workshop (Study / Family Room) -

11' 6" x 8' 5" (3.51m x 2.57m) Double glazed window to the side aspect. Double panel radiator. Built in cupboard. Ceiling down lighters. Vinyl flooring.



Lounge -

11' 0" x 10' 7" (3.35m x 3.23m) Double glazed windows to the rear aspect. Double panel radiator. Carpet as fitted. Feature fireplace with electric fire, wooden mantle and stone hearth. Wall light points. Ceiling lighters.

FIRST FLOOR -

Landing -

Stairs to first floor with carpet as fitted. Frosted double glazed window to the side aspect. Access to loft storage area. Panel door into the airing cupboard consisting of radiator and shelving. Panel doors with chrome furnishings to all bedrooms and the family bathroom.

Bedroom One -

12' 9" x 10' 10" (3.89m x 3.30m) + door recess. Double glazed window to the rear aspect. Coving to ceiling. Radiator. Carpet as fitted. Concertina door leading into;

En-Suite Shower Room -

Large fully tiled shower cubicle. Vanity unit wash hand basin with cupboards below. Low level WC. Ceiling down lighters. Heated towel rail. Vinyl flooring.

Bedroom Two -

11' 0" x 10' 0" (3.35m x 3.05m) measurement including the wardrobes. Built in wardrobes with shelving and hanging space. Double glazed window to the front aspect. Radiator. Carpet as fitted.

Bedroom Three -

10' 9" x 8' 0" (3.28m x 2.44m) Double glazed

window to the rear aspect. Radiator. Carpet as fitted.

Re-Fitted Family Bathroom -

Frosted double glazed window to the front aspect. Vanity unit wash hand basin with cupboards below. Low level WC. Panel bath with separate shower over. Ceiling to floor range of splash back tiles. Ceiling down lighters. Heated towel rail. Vinyl flooring.

Outside

Front Garden -

Low maintenance front garden with decorative gravel and raised shrub and flower bed. Block paved drive providing ample off road parking.

Rear Garden -

Mainly laid to lawn with shrub and flower borders. Mature flower beds. Fish pond. Outside lighting.

Agents Note -

Council Tax Band - ' D '

