



# Brook Lane

Flitton,  
Bedfordshire, MK45 5EJ  
Guide Price £300,000

COUNTRY PROPERTIES  
PART OF HUNTERS

With no upper chain, this charming character cottage is set within a highly desirable village lane which leads directly to the wonderful countryside walks of Flitton Moor Nature Reserve, and is located just 100 yards from both the historic Church and a friendly 'gastro pub'. The accommodation includes an entrance porch leading to a cosy living room with feature fireplace, fitted kitchen with an attractive range of units, wood work surfaces, butler sink and fitted oven, hob and hood, garden room with lantern style roof and French doors to rear, ground floor bathroom and two double bedrooms. The enclosed rear garden is laid to artificial lawn for ease of maintenance and also features a timber summerhouse, useful brick-built store and paved patio seating area. The property enjoys the benefits of rural living alongside convenient city links via Flitwick rail station (2.3 miles) providing a direct service to St Pancras International within 50 minutes, and M1:J12 (4.6 miles). EPC Rating: C.

- NO UPPER CHAIN
- Highly desirable village lane
- Living room with feature fireplace
- Attractive fitted kitchen
- Garden room with lantern style roof
- Ground floor bathroom
- Two double bedrooms
- Enclosed rear garden with artificial lawn & summerhouse

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via wooden front entrance door. Sash window to side aspect. Open access to:

### LIVING ROOM

Sash window to front aspect. Feature fireplace. Radiator. Cupboard housing electric consumer unit. Wood effect flooring. Door to:

### KITCHEN/DINING ROOM

Double glazed window to garden room. A range of base and wall mounted units with wooden work surface areas incorporating butler sink with swan neck mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for fridge/freezer and washing machine. Wall mounted gas fired boiler. Wood effect flooring. Recessed spotlighting to ceiling. Stairs to first floor landing. Open access to:

### INNER LOBBY

Wood effect flooring. Built-in storage cupboard. Doors to bathroom and to:

### GARDEN ROOM

Double glazed French doors to rear aspect. Lantern style double glazed roof. Radiator. Wood effect flooring. Wall light points.

### BATHROOM

Opaque double glazed window to garden room. Three piece suite comprising: Bath with curved shower screen and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring. Hatch to roof void.

## FIRST FLOOR

### LANDING

Doors to both bedrooms.

### BEDROOM 1

Sash window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in cupboard. Hatch to loft.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Artificial lawn. Shrub border.

### REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to artificial lawn. Brick-built store with door to side aspect and door and window to rear aspect. Summerhouse with part glazed French doors and window to front aspect, power and light. Enclosed by timber fencing with gated right of way access.

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.

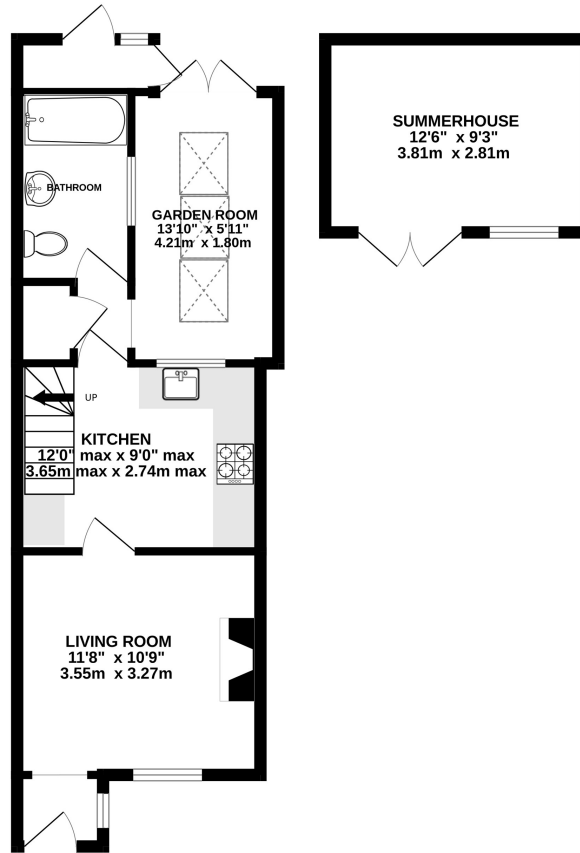
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

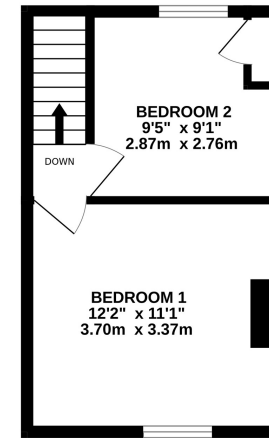




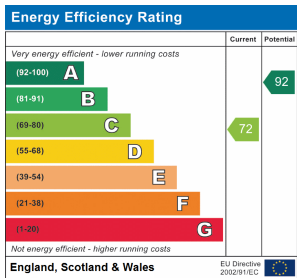
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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