



# The Thinnings

Flitwick,  
Bedfordshire, MK45 1DY  
£375,000

country  
properties



This non-estate end-terrace home with garage and parking to rear offers well presented accommodation throughout. An entrance porch leads into the living room, whilst the fitted kitchen/dining room opens through double doors into the rear conservatory providing additional space to relax or dine. There are two bedrooms on the first floor, along with a bathroom with four piece suite including bath and separate shower cubicle. A staircase leads up to the loft area with skylight, power and light, which also incorporates a wetroom. A versatile outbuilding sits at the end of the gravelled rear garden and offers a variety of uses (home office/studio/games room perhaps?) The mainline rail station and further town centre amenities are within just 0.5 miles. EPC Rating: C.

- Living room
- Fitted kitchen/dining room
- Conservatory with bi-fold doors to rear
- Two bedrooms & four piece bathroom to first floor
- Staircase to loft area with skylight plus wetroom
- Gravelled rear garden with raised flower beds
- Versatile garden office/studio
- Garage & off road parking to rear



## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed fanlight. Opaque double glazed windows to front and either side aspect. Recessed spotlighting to ceiling. Door with opaque glazed inserts to:

### LIVING ROOM

Double glazed window to front aspect. Radiator. Coving to ceiling. Stairs to first floor landing. Door with opaque glazed inserts to:

### KITCHEN/DINING ROOM

A range of base and wall mounted units with under lighting and granite work surface areas incorporating recessed sink with mixer tap. Space for American style fridge/freezer and range style oven (with extractor over). Integrated dishwasher and washing machine. Coving to ceiling with recessed spotlighting. Tile effect flooring. Radiator. Double glazed window and double doors with glazed inserts to:

### CONSERVATORY

Of part brick construction with double glazed windows and bi-fold doors to rear garden. Electric underfloor heating. Power and light.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Stairs to second floor.

### BEDROOM 1

Two double glazed windows to rear aspect. Two radiators. Fitted wardrobes with sliding doors. Coving to ceiling with recessed spotlighting.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Coving to ceiling.





## BATHROOM

Opaque double glazed window to front aspect. Four piece suite comprising: Bath with mixer tap, shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Heated towel rail. Coving to ceiling with recessed spotlighting.

## SECOND FLOOR

### SECOND FLOOR LANDING

Door to:

### LOFT AREA

Double glazed skylight. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Open access to:

### WETROOM

Shower area with wall mounted shower unit and glass screen. Close coupled WC. Wall mounted wash hand basin. Wall tiling with LED spotlighting.





## OUTSIDE

### FRONT GARDEN

Block paved pathway and step leading to front entrance door. Gravelled area. Raised flower bed. Enclosed by low level walling with metal railings.

### REAR GARDEN/OFF ROAD PARKING

Immediately to the rear of the property is a block paved area providing the option to use as off road parking for up to two vehicles (accessed via right of way over neighbouring driveway) leading to garage. There is a gravelled garden beyond with inset block paving, raised flower beds and outside water tap.

### HOME OFFICE/STUDIO

Accessed via part opaque double glazed door. Two double glazed windows to front aspect. Fitted bar area. Wall mounted consumer unit.

## GARAGE

Roller door. Double glazed window to rear aspect. Part opaque glazed courtesy door to side aspect. Power and light.

Current Council Tax Band: C.

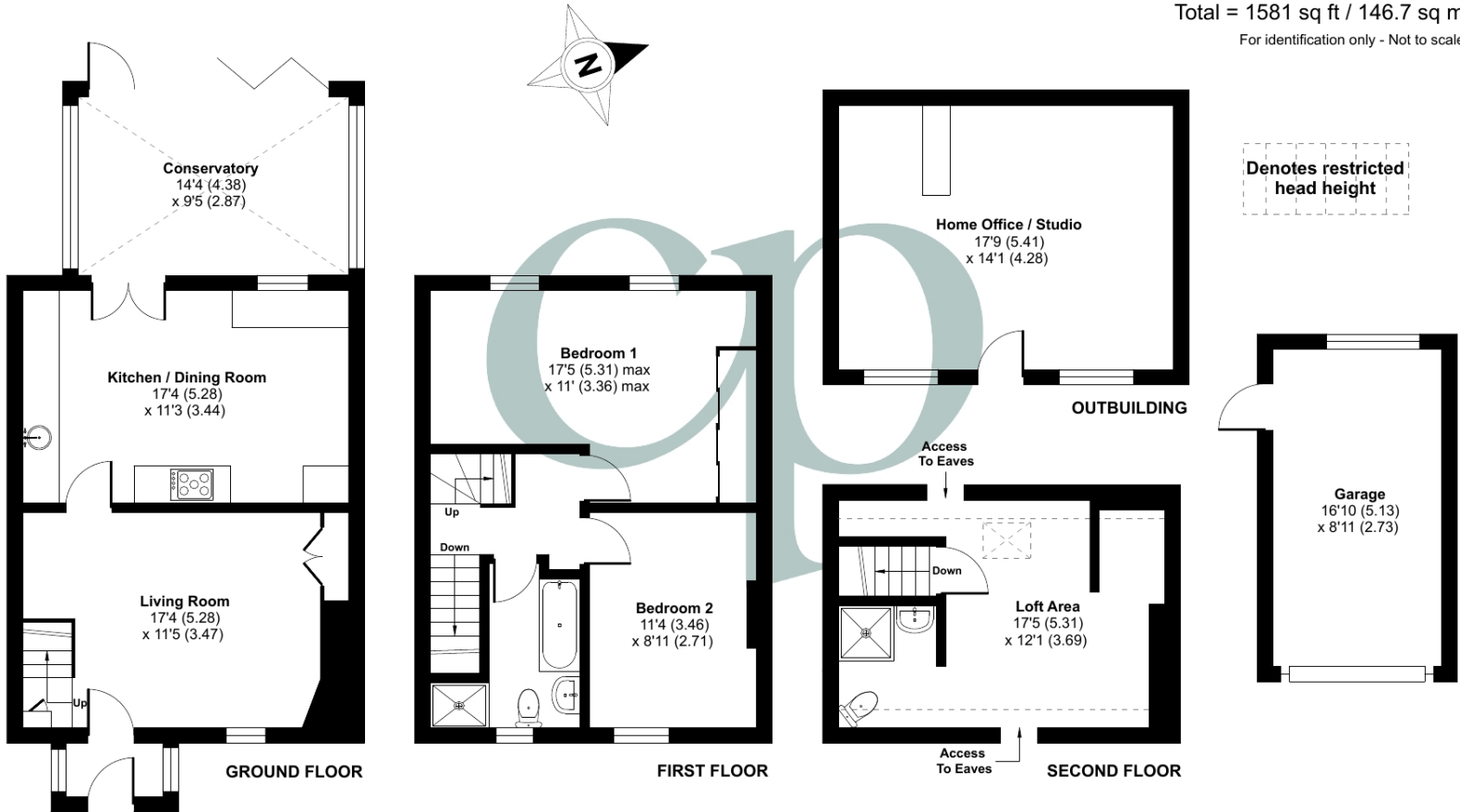




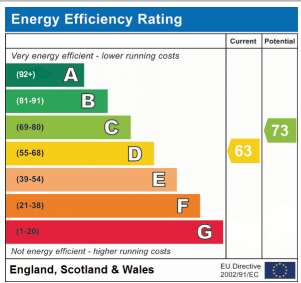




Approximate Area = 1146 sq ft / 106.4 sq m  
Limited Use Area(s) = 35 sq ft / 3.2 sq m  
Garage = 151 sq ft / 14 sq m  
Outbuilding = 249 sq ft / 23.1 sq m  
Total = 1581 sq ft / 146.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1332433



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](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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