



# Steppingley Road

Flitwick, Bedford,  
MK45 1AP

**Guide Price £300,000**

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properties



Having the benefit of no upper chain, this character cottage is conveniently positioned for access to the town centre amenities (just 0.4 miles from the mainline rail station providing a direct service to St Pancras International). The accommodation includes a cosy living room and separate dining room (each with feature fireplace), fitted kitchen and ground floor bathroom. There are three bedrooms to the first floor, the principal with en-suite facilities. The enclosed rear garden offers a large block paved patio seating area leading to lawn, whilst off road parking is provided to the front of the property via a block paved driveway. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed inserts. Opaque double glazed window to side aspect. Wood effect flooring. Part glazed door to:

### ENTRANCE HALL

Radiator. Wood effect flooring. Doors to dining room and to:

### LIVING ROOM

Double glazed window to front aspect. Feature brick-built fireplace. Radiator. Wood effect flooring.

### DINING ROOM

Double glazed window to rear aspect. Feature fireplace with timber mantel. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Open access to:

### KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Floor tiling. Open access to:

### REAR LOBBY

Part double glazed door to side aspect. Floor tiling. Built-in storage cupboard. Hatch to roof void. Door to:

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Two built-in wardrobes. Door to:

### EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.





## BEDROOM 3

Dual aspect via double glazed windows to side and rear. Radiator.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a large block paved patio area leading to lawn. Garden shed. Enclosed by timber fencing.

### OFF ROAD PARKING

Block paved frontage providing off road parking.

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.

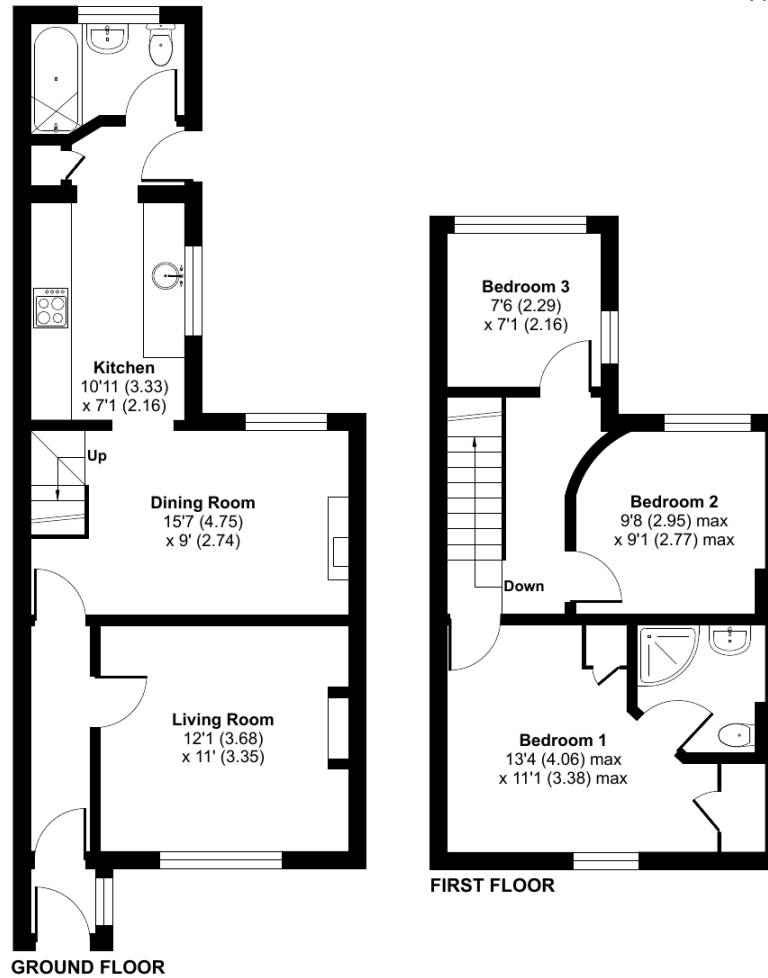
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		87	69
		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: 1011296



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

## Viewing by appointment only

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