



# Little Wing

High Street, Flitton,  
Bedfordshire, MK45 5DY  
£350,000

country  
properties

Set within a desirable village location, this charming semi detached character cottage enjoys delightful views of the village Church to the side, and is minutes from the local pub/restaurant (0.05 miles) and countryside walks of Flitton Moor Nature Reserve (0.2 miles). The beautifully presented accommodation includes a triple aspect living/dining room with feature log burning stove, and fitted kitchen with wooden work surfaces and a range of integrated appliances (as stated). There are two bedrooms to the first floor, along with a shower room. The enclosed courtyard style garden is laid to paving for ease of maintenance and off road parking for two vehicles is provided to the rear of the property, along with a summerhouse and useful storage shed. Convenient commuter links are available via Flitwick's mainline rail station: 2.2 miles and M1 (J12): 4.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Via front entrance door to:

### LIVING/DINING ROOM

Triple aspect via Georgian/sash style double glazed window to front and Georgian style double glazed windows to side (with Church views) and rear. Feature fireplace housing log burning stove set on hearth. Two radiators. Feature ceiling beam. Wall light points. Wood flooring. Stairs to first floor landing with glazed display cabinet and additional storage cupboard beneath. Cupboard housing gas meter. Wall mounted electric meter. Open access to:

### KITCHEN

Georgian style double glazed window to side aspect. A range of base and wall mounted units including open shelving. Wooden work surface areas incorporating recessed 1½ bowl sink with mixer tap. Range style oven with stainless steel splashback and extractor over. Integrated refrigerator, freezer and dishwasher. Cupboard housing gas fired boiler. Radiator. Recessed spotlighting to ceiling. Part tongue and groove wall panelling/splashbacks. Floor tiling. Door to side aspect leading to rear courtyard.

## FIRST FLOOR

### LANDING

Radiator. Recessed spotlighting to ceiling with hatch to loft. Exposed floorboards. Latched doors to both bedrooms and shower room.

### BEDROOM 1

Dual aspect via Georgian/sash style double glazed window to front and Georgian style double glazed window to side (with Church views). Radiator. Exposed floorboards.

### BEDROOM 2

Georgian style double glazed window to rear aspect. Radiator. Exposed floorboards. Recessed spotlighting to ceiling with hatch to loft.

### SHOWER ROOM

Georgian style opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall tiling and wall mounted shower unit, close coupled WC and pedestal wash hand basin. Shaver point. Heated towel rail. Part tongue and groove wall panelling to dado height. Exposed floorboards. Recessed spotlighting to ceiling.



## OUTSIDE

### REAR COURTYARD

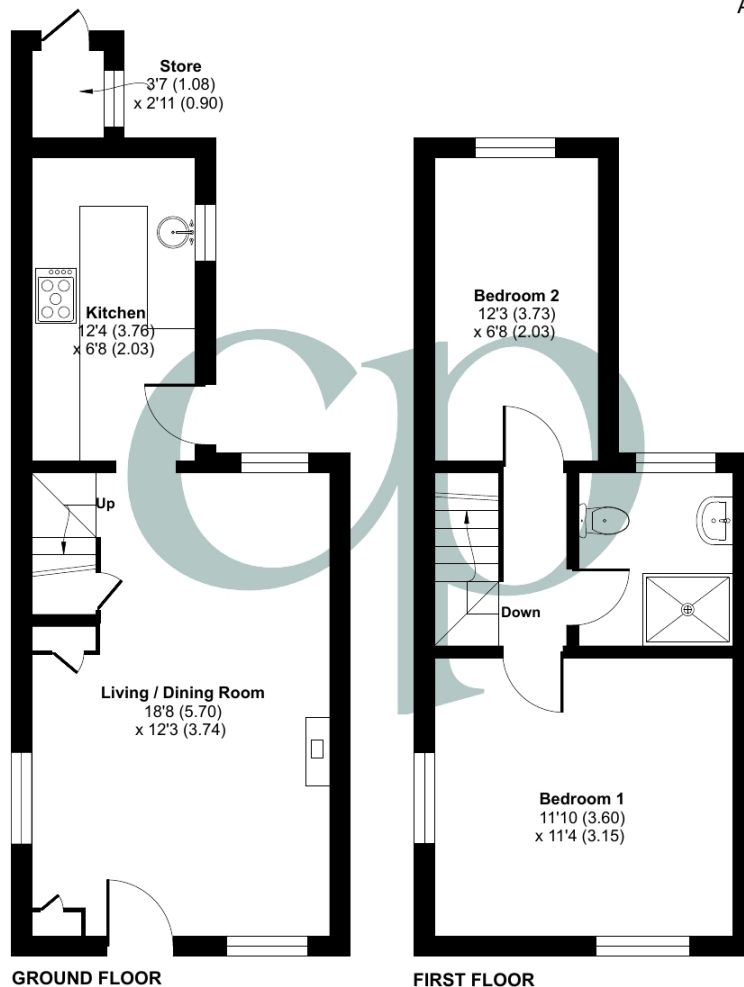
Covered paved area to side leading to block paved courtyard. Brick-built store with window to side aspect and space and plumbing for washing machine. Enclosed by fencing with gated access to rear parking area.

### OFF ROAD PARKING

Block paved parking for two vehicles at rear of property, with right of access over neighbouring driveway. Summerhouse with power, light and electric heater, and storage shed at rear.

Current Council Tax Band: C.





Approximate Area = 628 sq ft / 58.3 sq m

Store = 10 sq ft / 0.9 sq m

Total = 638 sq ft / 59.2 sq m

For identification only - Not to scale

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | A       | 88                      |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       | 59                      |
| (39-54)                                     | E       |                         |
| (21-38)                                     | F       |                         |
| (1-20)                                      | G       |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|   |         | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1295282

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## 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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