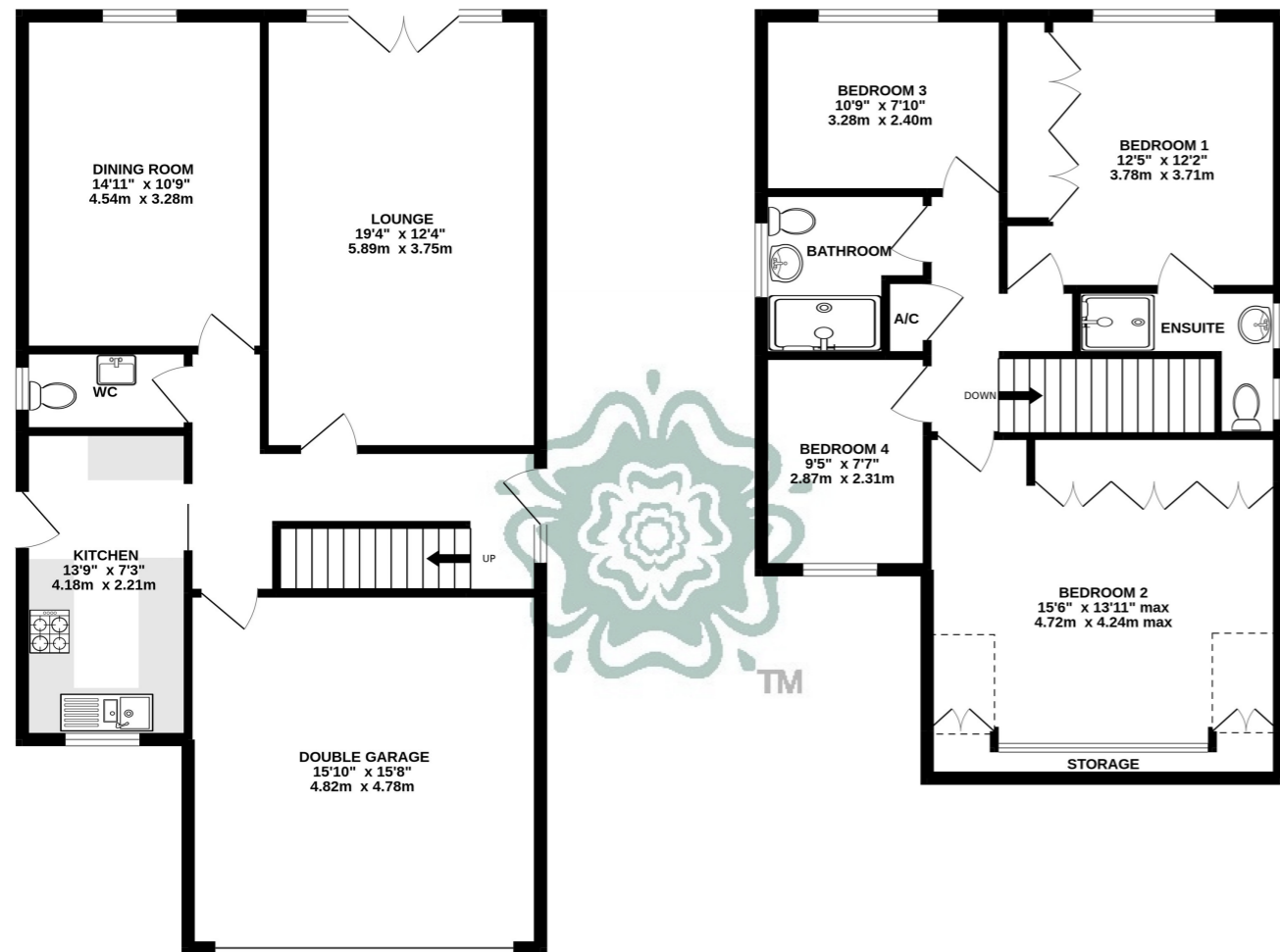


# Floor Plans

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.

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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## 2, Duck End Lane

Maulden, Bedfordshire,

MK45 2DL

£600,000

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

**COUNTRY PROPERTIES**  
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PART OF HUNTERS

# A four bed detached home with off-road parking on the highly sought after Duck End Lane in Maulden, backing on to fields and close to all village amenities.

- Four double bedrooms and two bathrooms.
- Integrated double garage with electric car charging ports.
- Highly sought after location.
- Off-road parking for 3/4 cars.
- South facing rear garden.
- Close to all local amenities.

## Ground Floor

### Entrance Hall

Leaded light composite entrance door, stairs rising to first floor, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, leaded light double glazed window to the side, cast iron style radiator.

### Lounge

19' 4" x 12' 4" (5.89m x 3.76m) Gas feature fireplace, American oak flooring, leaded light double glazed window and French doors to the rear, radiator.

### Dining Room

14' 11" x 10' 9" (4.55m x 3.28m) Leaded light double glazed window to the rear, radiator.

### Kitchen

13' 9" x 7' 3" (4.19m x 2.21m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated Stoves oven, gas hob and extractor, space and plumbing for American style fridge freezer and dishwasher, leaded light double glazed window to the front and door to side.

## First Floor

### Landing

Access to part boarded loft, airing cupboard housing hot water tank.

### Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m) Fitted wardrobes, leaded light double glazed window to the rear, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, leaded light double glazed windows to the side.

### Bedroom Two

15' 6" x 13' 11" Max. (4.72m x 4.24m) Fitted wardrobes, leaded light double glazed window to the front, radiator.

### Bedroom Three

10' 9" x 7' 10" (3.28m x 2.39m) Leaded light double glazed window to the rear, radiator.

### Bedroom Four

9' 5" x 7' 7" (2.87m x 2.31m) Leaded light double glazed window to the front, radiator.

### Bathroom

A Heritage suite comprising of a shower cubicle, low level WC, wash hand basin, cast iron style heated towel rail, leaded light double glazed window to the side.

## Outside

### Rear Garden

A south facing, well established perennial garden, with shrubs and fruit trees and a mature grape vine.

### Garage

Integrated double garage with up and over door, space and plumbing for utility appliances.

### Parking

Off-road parking for three cars at the front of the property.

### Directions

Enter Maulden from Ampthill via Snowhill. Turn right into Flitwick Road, Duck End Close is the second left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

