



Kings Road
Flitwick,
Bedfordshire, MK45 1EJ
Offers Over £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Handy for the mainline rail station and further town centre amenities (0.4 miles), this three bedroom semi detached home features a versatile outbuilding/home office within the rear garden and block paved driveway to front providing off road parking. The well presented accommodation includes a bay fronted living room and fitted kitchen/dining room with a range of integrated appliance (as stated) and direct access to both the rear conservatory and a useful utility. The property further benefits from a ground floor shower room in addition to the first floor bathroom. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via recessed open porch and front entrance door with stained glass leaded light effect fanlight and opaque double glazed sidelights. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Open access to kitchen/dining room. Door to:

LIVING ROOM

Double glazed bay window to front aspect with stained glass leaded light effect toplights. Radiator. Multi pane glazed double doors to:

KITCHEN/DINING ROOM

Double glazed window to side aspect. Double glazed door with matching sidelights and top openers to conservatory. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in microwave, oven and hob with extractor over. Integrated dishwasher. Island unit providing additional storage, with granite work surface extending to create a breakfast bar area. Two radiators. Wood effect flooring. Built-in cupboard housing wall mounted gas fired boiler and water tank. Door to:

UTILITY

Opaque double glazed window to side aspect. Opaque double glazed door to conservatory. Space for washing machine, tumble dryer and fridge/freezer. Radiator. Tiled floor. Door to:

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.

CONSERVATORY

Of part brick construction with double glazed French doors and windows to rear aspect. Fitted wall units.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to part boarded loft with ladder and light. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed bay window to front aspect with stained glass leaded light effect toplights. A range of fitted wardrobes. Built-in storage cupboard. Two radiators.



BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with cradle style mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Mature tree. Enclosed by timber fencing and low level brick walling. Gated access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area which extends around a central lawn. Borders laid to decorative slate chippings. Various shrubs. Two garden sheds. Block paved pathway leading to gated side access. Enclosed by timber fencing.

GARDEN ROOM

Of timber construction. Part double glazed French doors to front aspect. Double glazed windows to front and side aspects. Power and light. Wood effect flooring.

OFF ROAD PARKING

Block paved driveway providing off road parking.

Current Council Tax Band: D.

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.

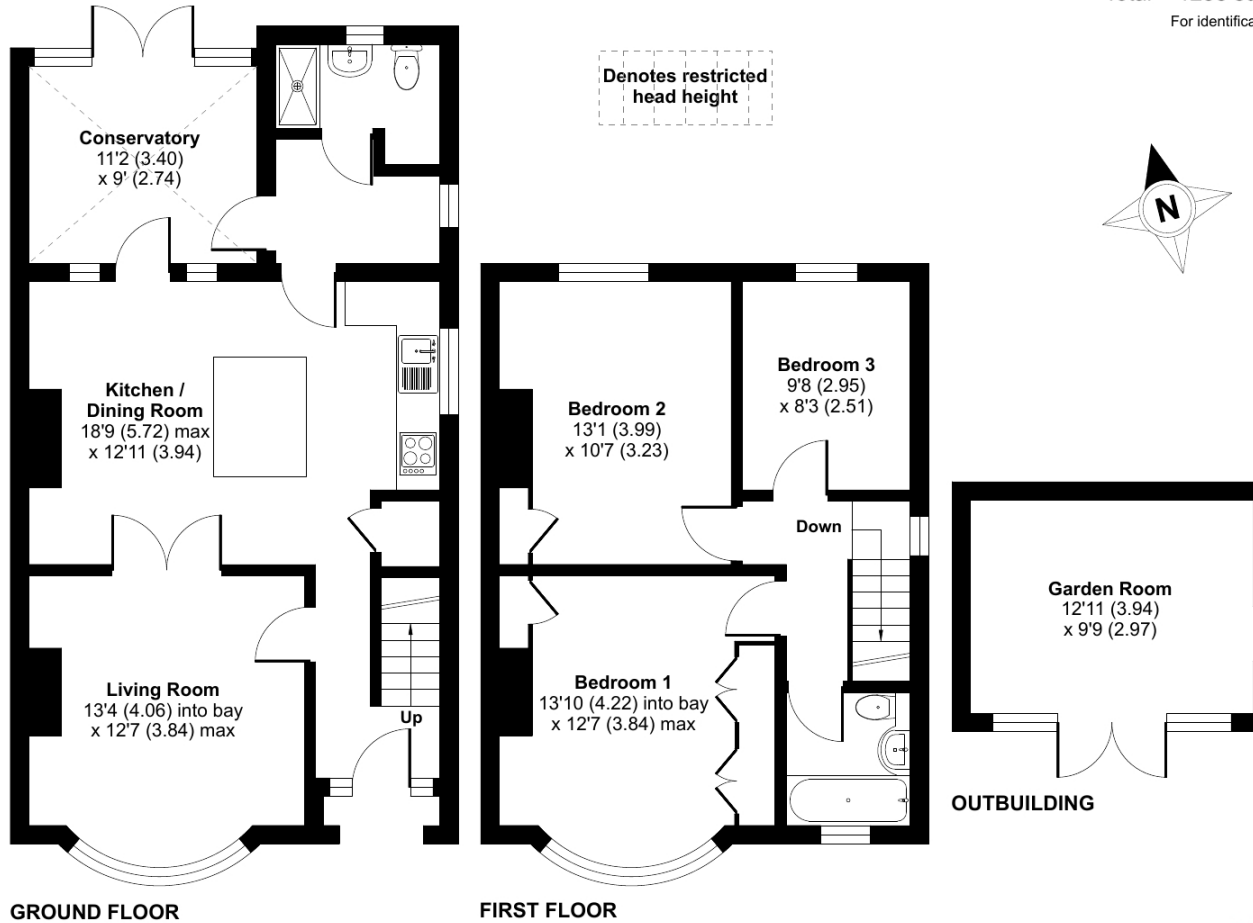
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1132 sq ft / 105.2 sq m
 Outbuilding = 126 sq ft / 11.7 sq m
 Total = 1258 sq ft / 116.9 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			
		87	69
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 898970



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

www.country-properties.co.uk

