



# Lyll Close

Flitwick,  
Bedfordshire, MK45 1JD

Fixed Price **£350,000**

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properties

Offered for sale with no upper chain, this semi detached bungalow features open plan living space incorporating areas to relax, dine and cook, with patio door to the 20ft conservatory to the rear. In addition, there are two bedrooms (both with fitted wardrobes/storage) and a shower room, whilst the loft offers potential for conversion to create further accommodation (subject to building regulations). The generous rear garden extends to approx. 87ft in length, the former garage has been converted to offer useful storage and ample parking is provided via the paved and gravelled frontage. The town centre amenities, including mainline rail station, are within 0.5 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via part opaque glazed side entrance door. Opaque double glazed door to:

### ENTRANCE HALL

Radiator. Hatch to loft (providing scope for conversion to additional accommodation - subject to building regulations). Doors to both bedrooms, shower room and to:

### LIVING ROOM

Feature brick fireplace with inset electric fire. Radiator. Open access to:

### DINING AREA

Double glazed sliding patio door to conservatory. Radiator. Open access to:

### KITCHEN

Double glazed window and opaque double glazed door to conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and four ring gas hob with extractor over. Wall tiling. Built-in electric double oven. Space for fridge/freezer and washing machine. Cupboard housing gas fired boiler. Radiator. Tile effect flooring.

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear aspect. Wall mounted electric heater. Floor tiling.

### BEDROOM 1

Double glazed bow window to front aspect. Radiator. Fitted wardrobes with overhead bridging units.



## BEDROOM 2

Double glazed bow window to front aspect. Radiator. Fitted wardrobes with overhead bridging units.

## SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wall mounted wash hand basin. Wall tiling. Heated towel rail. Tile effect flooring.

## OUTSIDE

### REAR GARDEN

87' x 30' (26.52m x 9.14m) approx. Immediately to the rear of the property is a paved patio area with steps leading down to lawn. Various shrubs. Cold water tap. Enclosed by fencing and hedging.

### FORMER GARAGE/STORE

Store 1: Door and window to front aspect. Power and light.

Store 2: Door to rear aspect. Window to side aspect. Power and light.

## OFF ROAD PARKING

Frontage laid to paving and gravel to provide off road parking. Outside light. Part enclosed by low level walling.

Current Council Tax Band: C.

## 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).

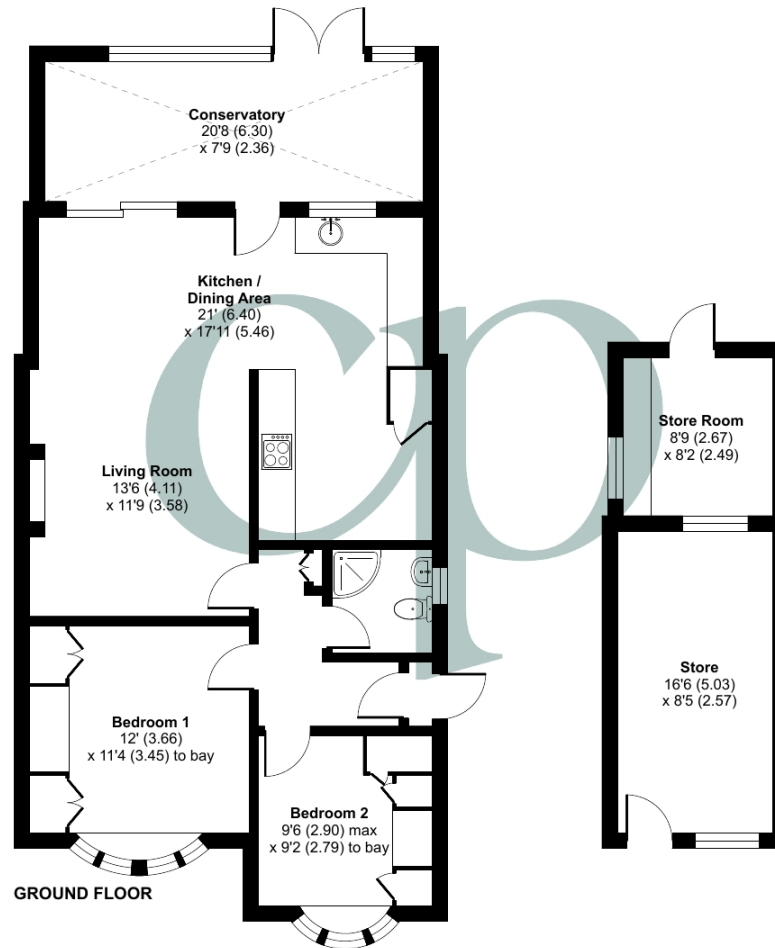
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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 = 959 sq ft / 89 sq m  
Outbuildings = 211 sq ft / 19.6 sq m  
Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1161319

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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