



# Home Farm

Tingrith,  
Bedfordshire, MK17 9EW  
£450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Offered for sale with no upper chain, this single storey home is set within an exclusive development of barn conversions and features wonderful open plan living space incorporating living, dining and kitchen areas with a host of exposed ceiling beams, log burning stove and a range of integrated appliances (as stated). There are two bedrooms (each with built-in wardrobes) with the master having the benefit of an en-suite shower room, plus a separate bathroom. There are gardens to both front and rear and off road parking for four vehicles is provided in addition to the double garage. Commuter links are available via Harlington mainline rail station (2 miles) and M1:J12 (3 miles). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque glazed leaded light effect insert. Recessed spotlighting to ceiling. Part glazed door to:

### ENTRANCE HALL

Three double glazed windows to front aspect. Exposed ceiling beams. Built-in airing cupboard. Two further built-in cupboards, one housing boiler. Doors to both bedrooms, bathroom and to:

### OPEN PLAN LIVING/DINING ROOM/KITCHEN

Multi aspect via three double glazed windows to front, double glazed French doors to rear, two double glazed skylights and double glazed windows to either side and rear in dining area. A range of base and wall mounted units with under lighting and granite work surface areas incorporating sink with mixer tap. Built-in double oven and microwave. Five ring gas hob with extractor over. A further range of integrated appliances including dishwasher, washing machine, refrigerator, freezer and wine cooler. Exposed ceiling beams. Feature log burning stove. Engineered wood flooring with tiled floor to kitchen area.

### BEDROOM 1

Double glazed French doors and windows to rear aspect. Built-in double wardrobe. Exposed ceiling beams. Hatch to roof void. Engineered wood flooring. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor. Exposed ceiling beam.

### BEDROOM 2

Double glazed window to rear aspect. Built-in double wardrobe. Exposed ceiling beam. Engineered wood flooring.

### BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Recessed spotlighting to ceiling. Extractor. Exposed ceiling beam. Heated towel rail.





## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Block paved pathway leading to front entrance door. Part enclosed by low level hedging with raised timber framed shrub beds.

### REAR GARDEN

Laid to lawn and paving. Outside lighting and cold water tap. Enclosed by fencing.

### DOUBLE GARAGE

Situated in block opposite. Metal up and over door. Power and light. Eaves storage.

### OFF ROAD PARKING

Block paved parking for two vehicles to front of property. Gravelled driveway in front of garage providing parking for two further vehicles.

### AGENTS NOTE

All properties are subject to an annual maintenance charge of approx. £1,990 per annum. (to be confirmed) which includes maintenance of the communal areas, entry gates, Klargester sewerage system and water filter. There are no additional water rates or sewerage costs (please note there is no mains drainage). There is no mains gas to the development, this is supplied via gas storage tanks and individually metered to each property.

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.

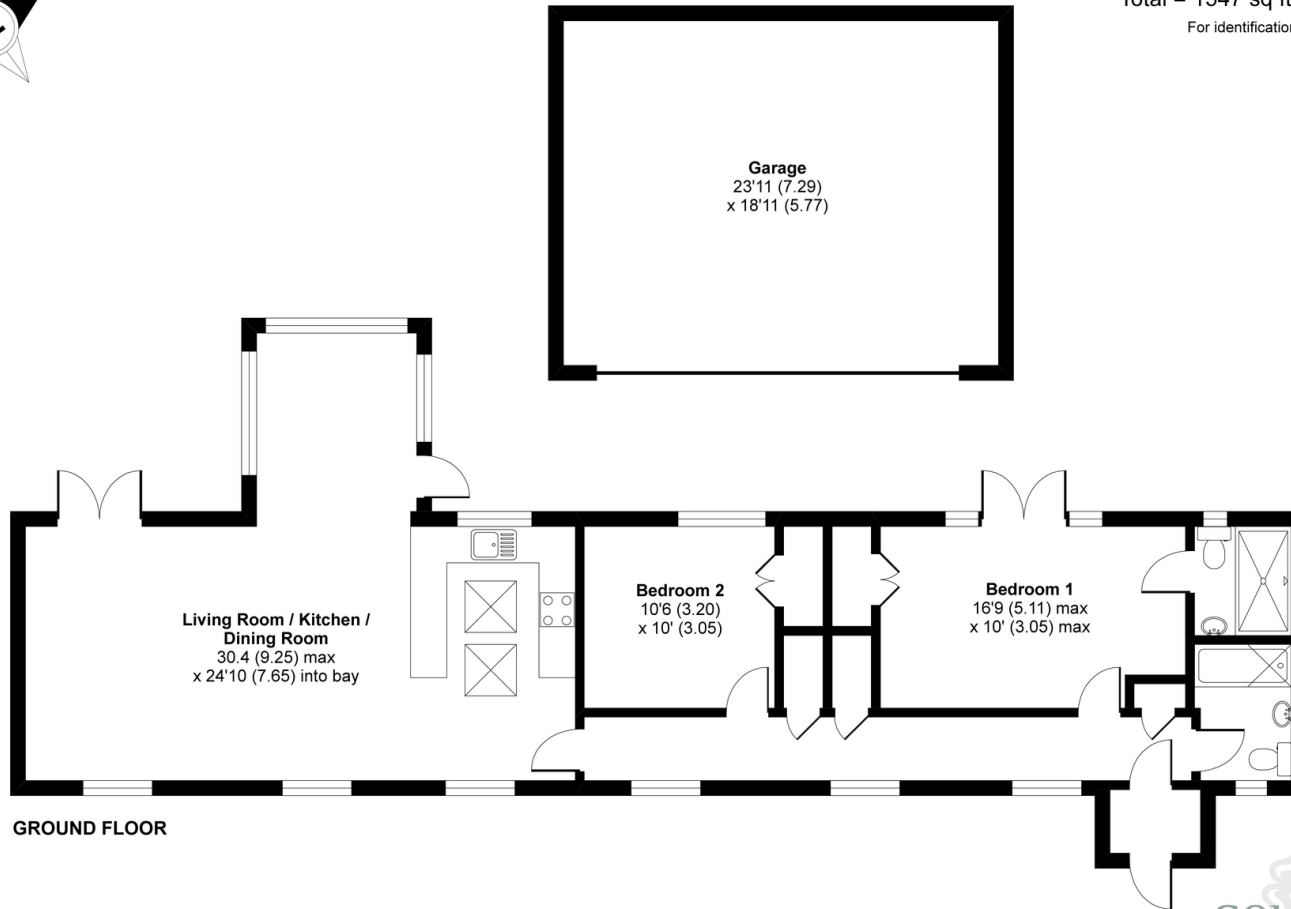
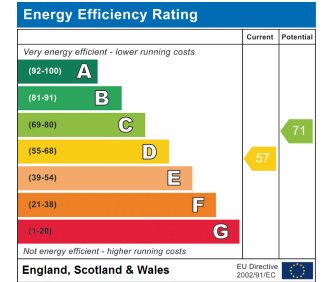
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 1091 sq ft / 68.9 sq m  
 Garage = 456 sq ft / 42.3 sq m  
 Total = 1547 sq ft / 143.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 673104



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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