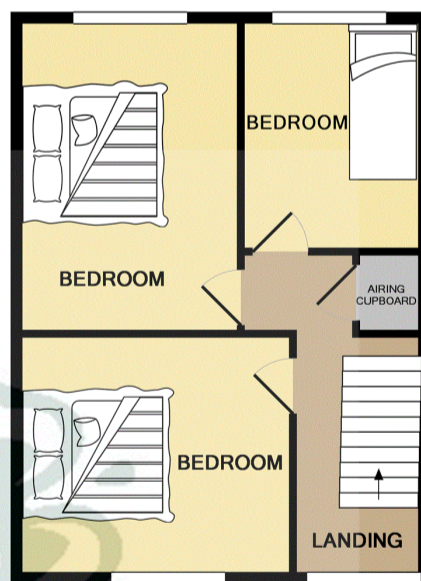


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	83
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 to 100) A	80
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC	

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 | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk

A delightful, extended three bedroom semi-detached family residence with potential for further extensions (subject to planning) comprising lounge, 19' dining/family room, and separate kitchen. The property is located within excellent school catchments.

Ground Floor

Entrance Hall

Composite entrance door to front, double glazed window to front, fitted carpet, radiator, stairs rising to first floor, Side door, under stairs cupboard.

Lounge

13' 10" x 11' 3" (4.22m x 3.43m) Feature Adams fireplace with marble hearth and surrounds and living flame gas fire, double panel radiator, double glazed window to front with plantation blinds, fitted carpets, wall light points.

Dining Room/Snug

19' 1" x 11' 3" (5.82m x 3.43m) Dining area - Double panelled radiator, fitted carpets.

Snug - Multiglazed Georgian style double French doors and windows to rear, stone feature fireplace with stone hearth and living flame gas fire.

Kitchen

13' 2" x 8' 8" (4.01m x 2.64m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, four ring hob with double oven under and hood over, kick-start Dimplex heater, integrated fridge freezer, plumbing for dishwasher, integrated washing machine, tiled flooring, double glazed window, doors to rear and garage.



Bathroom

A suite comprising of a panelled bath with Mira shower over, wash hand basin, low level WC, fully tiled walls, heated towel rail.

First Floor

Landing

Fitted carpets, double glazed window to front, loft access, airing cupboard with wall mounted combination boiler.

Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to rear, radiator, fitted carpets.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m) Double glazed window to front with plantation blinds, double panelled radiator, fitted carpets.

Bedroom Three

9' 9" x 8' 0" (2.97m x 2.44m) Double glazed window to rear, radiator, fitted carpets.

Outside

Front Garden

Block paved off road parking, shrubs and flower borders.

Rear Garden

Mainly laid to lawn with patio to rear, pagoda, further patio, shed, shrubs and flower borders.

Garage

23' 3" x 8' 6" (7.09m x 2.59m) With side access, up and over door, power and light, outside tap.

