



# Willingham Gardens

Flitton,  
Bedfordshire, MK45 5FJ  
£425,000

country  
properties

Under two years old, this well presented semi detached home is situated on a modern development within the sought after village of Flitton. The ground floor accommodation leads off a spacious hallway and includes a cloakroom/WC, dual aspect living/dining room with French doors to the enclosed rear garden, and stylish fitted kitchen with built-in oven, hob and extractor plus a further range of integrated appliances which add to the sleek design to include dishwasher, washing machine and fridge/freezer. There are three bedrooms to the first floor, along with a family bathroom. The property also has the benefit of allocated parking for two vehicles. EPC Rating: B.

## LOCATION

Willingham Gardens is set within the desirable Mid Bedfordshire village of Flitton, enjoying the benefits of surrounding countryside along with access to convenient links to the capital by road and rail. Flitwick's mainline rail station is just 2 miles, providing a direct service to St Pancras International within 50 minutes, and M1:J12 is within 4.7 miles. The village offers a choice of public houses/eateries and an historic Church. The highly regarded Greenfield Lower School is just 0.4 miles, with Bedford's private Harpur Trust schools within 12 miles. The historic Georgian market town of Ampthill is approx. 4 miles away and offers a Waitrose supermarket, variety of restaurants, boutique style shops and parkland, whilst the city of Milton Keynes with a vibrant Theatre District plus the extensive shopping facilities of The Centre MK is within 19 miles.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with canopy porch over. Double glazed window to side aspect. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to living/dining room, cloakroom/WC and to:

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in electric oven and ceramic hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Electric plinth heater. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring.

### LIVING/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors with sidelight to rear. Radiator. Built-in under stairs storage cupboard.

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with tiled splashback. Radiator. Extractor. Wood effect flooring.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect on stairway. Radiator. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator.



## BEDROOM 2

Double glazed window to front aspect. 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 mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Paved pathway leading to front entrance door with shrub beds at either side. Outside light. Paved pathway leading to gated side access to rear garden.

### REAR GARDEN

Immediately to the rear of the property is a paved patio area, with pathway extending alongside the lawned garden to a further patio seating area at rear. Garden shed. Outside water tap. Enclosed by timber fencing and brick walling with gated side access.

### OFF ROAD PARKING

Allocated parking for two vehicles.

Current Council Tax Band: D.  
Estate/Management Charge: £418 approx. per annum (TBC).

## 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.

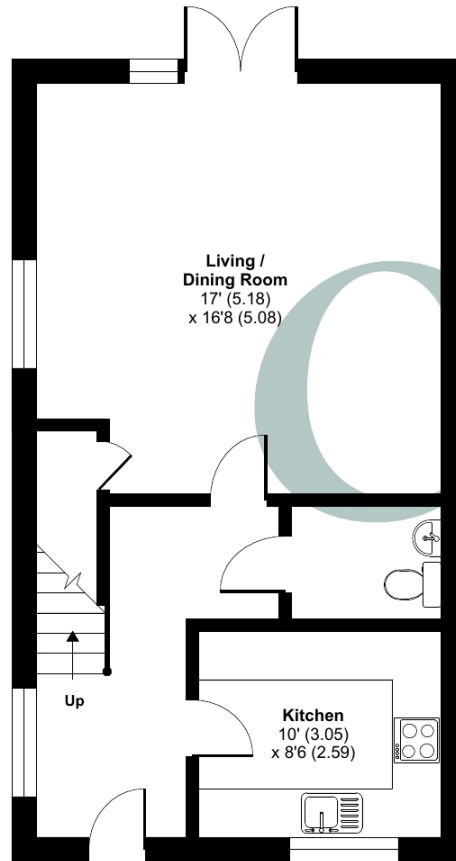
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

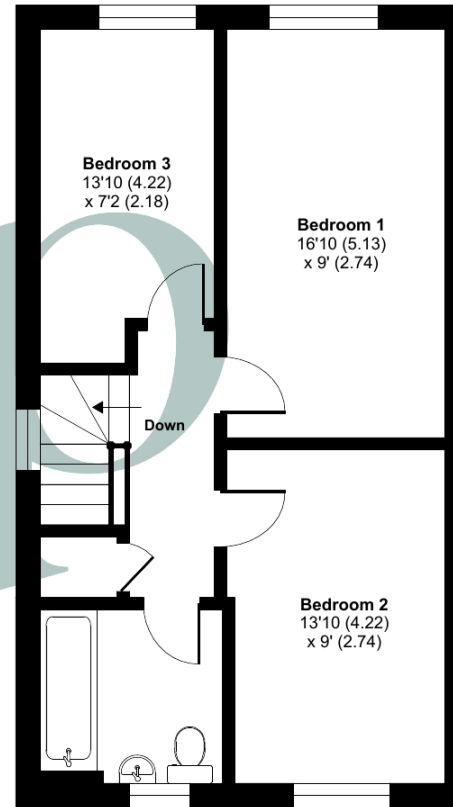


Approximate Area = 1046 sq ft / 97.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1214981

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## 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

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