



Flitwick Road

Westoning,
Bedfordshire, MK45 5JA
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

This individually-built detached home is situated within a non-estate, village location. The versatile accommodation includes a living room, fitted kitchen/dining room with a range of integrated appliances (as stated) and French doors to the enclosed garden, ground floor bedroom/optional study and shower room. There are two dual aspect double bedrooms to the first floor along with a bathroom. Double gates provide access to driveway parking to the front of the property. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect insert and canopy over. Stairs to first floor landing with storage space beneath. Walk-in storage cupboard. Radiator. Wood effect flooring. Doors to kitchen/dining room, bedroom 3/study, shower room and to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Television point. Wood effect flooring.

KITCHEN/DINING ROOM

Dual aspect via double glazed windows to side and rear and double glazed French doors and windows to garden. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall tiling. Built-in microwave, oven and hob with extractor over. Integrated dishwasher. Space for American style fridge/freezer. Recessed spotlighting to ceiling. Radiator. Cupboard with space for washing machine and tumble dryer. Cupboard housing gas fired boiler.

BEDROOM 3/STUDY

Double glazed window to side aspect. Radiator. Built-in storage cupboard. Wood effect flooring.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin. Radiator. Extractor. Tiled floor.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Radiator. Hatch to roof void. Two built-in storage cupboards. Doors to both bedrooms and bathroom.

BEDROOM 1

Dual aspect via double glazed windows to front and side. Radiator.

BEDROOM 2

Dual aspect via double glazed window to side and opaque double glazed window to rear. Radiator.

BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Extractor. Shaver socket.



OUTSIDE

REAR/SIDE GARDEN

Paved patio area. Lawn area. Various shrubs.
Outside lighting and cold water tap. Garden shed.
Enclosed by timber fencing and hedging.

OFF ROAD PARKING

Driveway providing off road parking to front of property. Paved pathway leading to front entrance door. Lawn area. Gravelled area. Various shrubs. Outside light and power point. Enclosed by timber fencing with double gated access.

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.

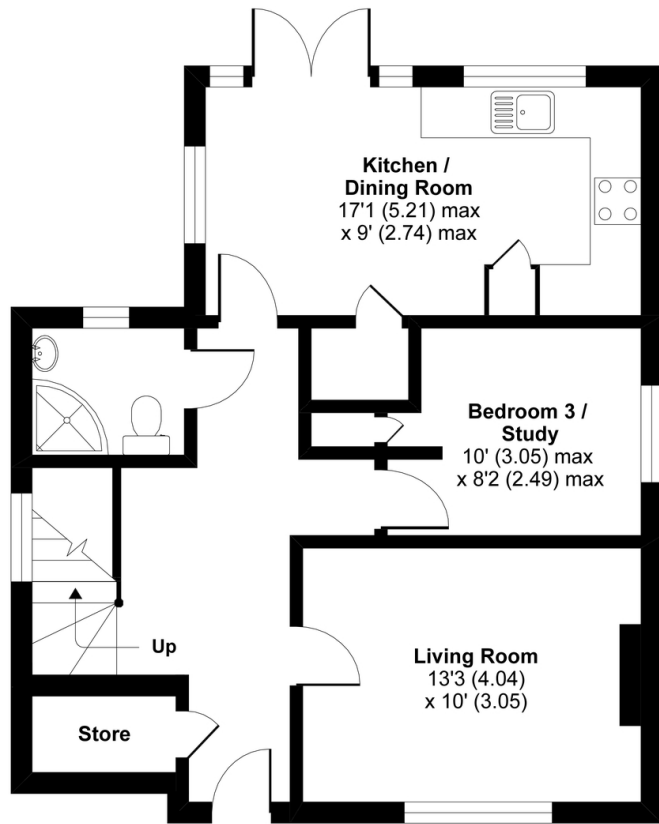
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



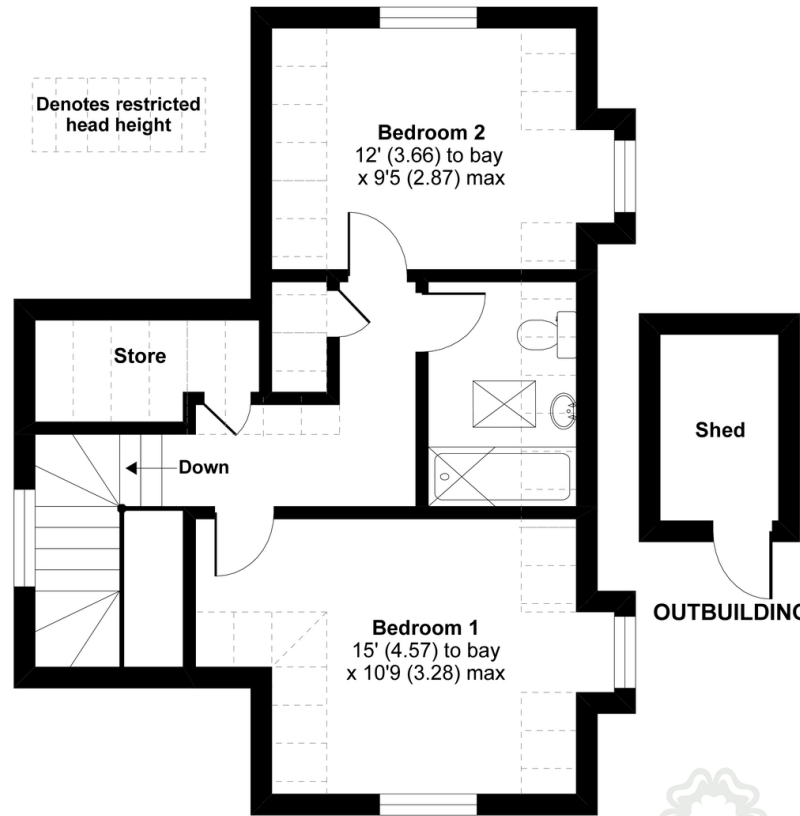


Approximate Area = 952 sq ft / 88.4 sq m
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Outbuilding = 34 sq ft / 3.1 sq m
 Total = 1136 sq ft / 105.5 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		78
(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	



GROUND FLOOR



FIRST 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: 638517



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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