



Gravel Pit Road

Flitwick,
Bedfordshire, MK45 1JX
£475,000

country
properties

Surely one of the most historic homes within the town, this Grade II Listed thatched cottage offers an abundance of character features including an impressive Inglenook fireplace and a wealth of exposed timbers. This charming home offers a generous dual aspect dining room in addition to a further living room which is open plan to the fitted kitchen/breakfast room, whilst three bedrooms and a modern family bathroom occupy the first floor. Situated in a prominent corner position, with an enclosed rear garden and off road parking beyond, the property is conveniently situated for access to the town centre amenities (being within just 0.5 miles of the mainline rail station at its heart, which provides a direct service to St Pancras International). EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via front entrance door with glazed insert and canopy over to:

DINING ROOM

Dual aspect via multi pane windows to front and rear. Feature Inglenook fireplace. Two radiators. Exposed wall timbers and ceiling beams. Wood effect flooring. Wall light points. Latch door to:

LIVING ROOM

Multi pane window to front aspect. Two radiators. Exposed wall timbers and ceiling beams. Wall light points. Open tread staircase to first floor landing. Open access to:

KITCHEN/BREAKFAST ROOM

Dual aspect via multi pane windows to either side. A range of base and wall mounted units with wood work surface areas incorporating double butler style sink with mixer tap. Tiled splashbacks. Built-in oven and hob. Space for tumble dryer and upright fridge/freezer. Space and plumbing for washing machine. Island unit creating a breakfast bar area. Exposed ceiling beams. Radiator. Part multi pane glazed door to side aspect leading to garden.

FIRST FLOOR

LANDING

Multi pane window to side aspect. Exposed wall timbers and ceiling beams. Radiator. Built-in cupboard housing hot water tank. Latch doors to all bedrooms and family bathroom.

BEDROOM 1

Dual aspect via multi pane windows to front and side. Exposed wall timbers and ceiling beams. Radiator.

BEDROOM 2

Multi pane window to front aspect. Radiator. Built-in cupboard. Exposed wall timbers and ceiling beams.

BEDROOM 3

Dual aspect via multi pane windows to side and rear. Radiator.

FAMILY BATHROOM

Opaque glazed multi pane window to side aspect. Three piece suite comprising: P-shaped bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Radiator. Hatch to roof void.



OUTSIDE

FRONT GARDEN

Picket fencing to front boundary with gated access. Pathway leading to front entrance door with lawn areas to either side. Outside light.

REAR GARDEN

Mainly laid to lawn. Patio area. Shrub borders. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Off road parking to rear of property with Possessory Title (accessed via Station Road).

Current Council Tax band: E.

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.

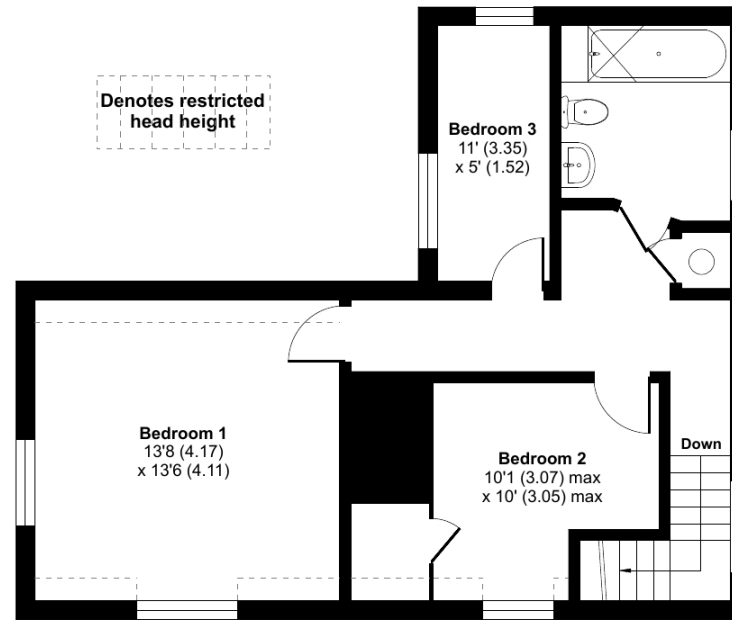
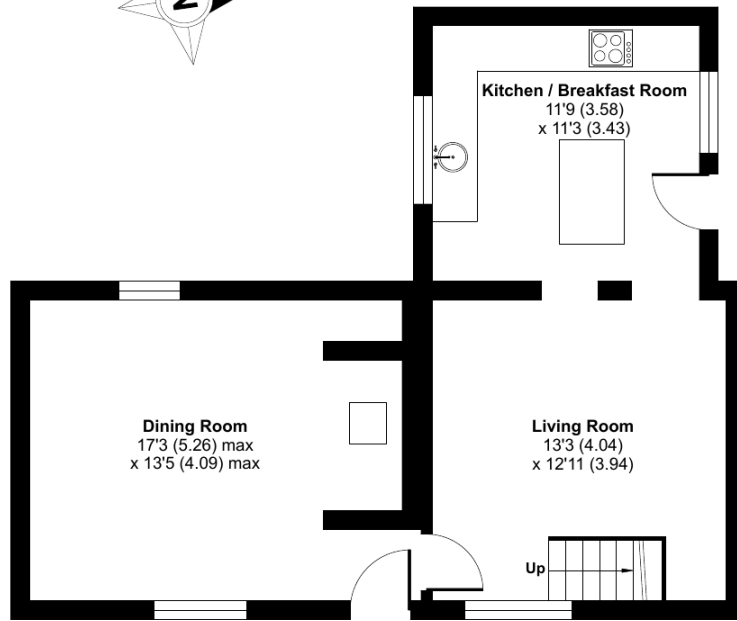
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1094 sq ft / 101.6 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Total = 1124 sq ft / 104.3 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		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1078658

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

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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