



Water Lane

Flitwick,
Bedfordshire, MK45 1LG
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

With no upper chain, this detached bungalow features a generous rear garden with south-easterly aspect, backing onto a tributary of the River Flit and enjoying countryside views beyond. With potential for extension (subject to planning), the accommodation includes a spacious dual aspect living room, fitted kitchen/dining room, two bay fronted double bedrooms, wetroom and separate WC. Off road parking is provided via the detached garage with driveway to front. The property is pleasantly situated on the outskirts of Flitwick, yet within just 0.6 miles of the mainline rail station and further town centre amenities. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert and matching sidelights. Part opaque glazed door with matching sidelights to:

ENTRANCE HALL

Radiator. Two built-in storage cupboards (one housing gas fired boiler). Doors to all rooms.

LIVING ROOM

Dual aspect via double glazed window to side and double glazed sliding patio door to rear. Two radiators. Feature fireplace surround, extending to create a television display area.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Part opaque double glazed door and window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Space for cooker, refrigerator, freezer and washing machine. Wall tiling. Tile effect flooring.

BEDROOM 1

Dual aspect via double glazed bay window to front and double glazed window to side. Radiator.

BEDROOM 2

Double glazed bay window to front. Radiator. A range of fitted wardrobes and drawers with vanity area.

WETROOM

Opaque double glazed window to side aspect. Shower area with wall mounted shower unit. Wash hand basin. Wall tiling. Radiator. Extractor. Shaver socket.

SEPARATE WC

Opaque double glazed window to side aspect. Close coupled WC. Tiled floor.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Paved area leading to front entrance door. Gated side access to rear garden. Part enclosed by low level walling and timber fencing.

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio area leading to the mainly lawned garden. Various shrubs. Garden shed. Backing onto a tributary of the River Flit. Part enclosed by timber fencing, open to rear to take full advantage of the countryside beyond.



GARAGE

Metal up and over door. Double glazed window to rear aspect. Power and light.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

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).

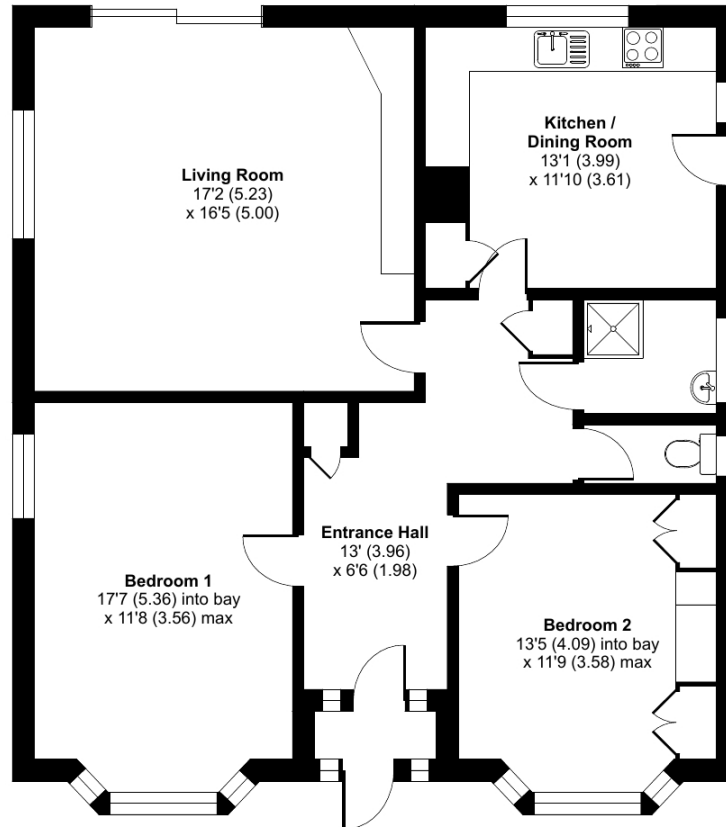
ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

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.

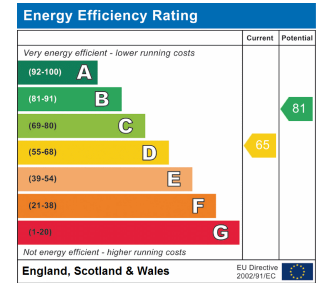
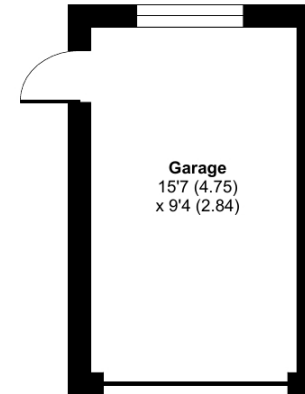




GROUND FLOOR

Approximate Area = 1042 sq ft / 19.8 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1188 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 938034



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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