



Water Lane

Flitwick, Bedford,
MK45 1LD
£325,000



Located within just 0.5 miles of Flitwick mainline station and town centre amenities, this chain-free, two bedroom link semi-detached benefits from a garage and off road parking. The accommodation includes a living room with feature fireplace, separate dining room, refitted kitchen and ground floor bathroom, with two bedrooms on the first floor. The garage offers potential to be converted into an additional bedroom or living room (subject to statutory consents). The rear garden enjoys a south-westerly aspect. EPC Rating: C.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque glazed inserts to:

LIVING ROOM

Double glazed sash style window to front aspect. Feature fireplace. Radiator. Wood effect flooring. Door to:

DINING ROOM

Double glazed sash style window to rear aspect. Radiator. Wood effect flooring. Built-in under stairs storage cupboard with door to garage. Doors to inner lobby and to:

KITCHEN

Window and part glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and electric hob with extractor over. Tiled splashbacks. Built-in electric oven and microwave. Space for washing machine and fridge/freezer. Open storage area. Wood effect flooring.

INNER LOBBY

Stairs to first floor landing. Door to:

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment and wall mounted shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Doors to both bedrooms.

BEDROOM 1

Double glazed sash style window to front aspect. Radiator. Wood effect flooring.

BEDROOM 2

Double glazed sash style window to rear aspect. Radiator. Built-in over stairs cupboard housing gas fired boiler. Wood effect flooring. Hatch to loft.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn.



REAR GARDEN

Hard standing area leading to lawn. Mature shrubs. Useful brick-built store with window. Enclosed by timber fencing. Gated access to shared covered passageway leading to front of property.

GARAGE

Up and over door. Door leading through to dining room. Power and light. Eaves storage. Potential to convert to a home office or further reception (subject to any necessary consent).

OFF ROAD PARKING

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

Current Council Tax Band: C.

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.

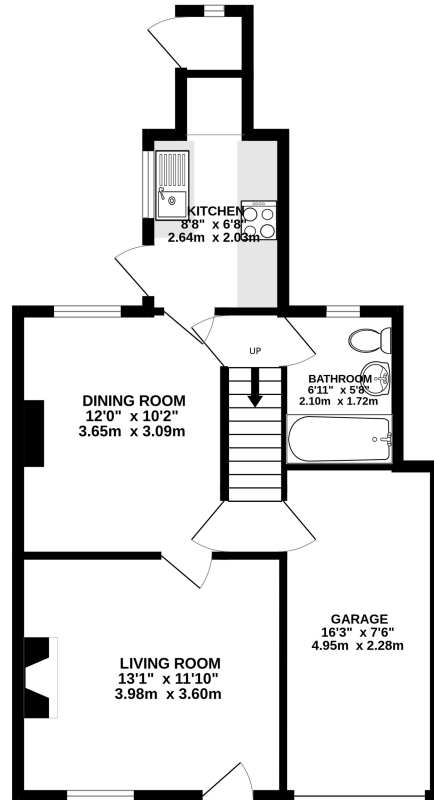
Details of the solicitor/conveyancer acting for you in your purchase.

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

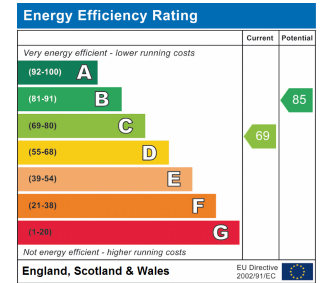
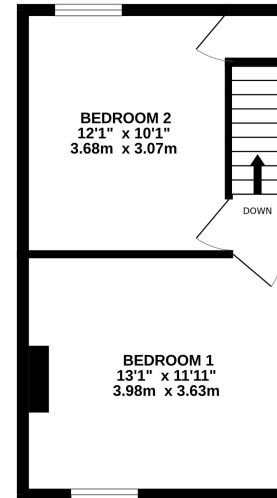
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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PART OF HUNTERS