



# Brookes Road

Flitwick,  
Bedfordshire, MK45 1BU  
£370,000

country  
properties

This chain-free semi detached home features approx. 1,245 sq.ft of accommodation, enclosed rear garden with south-westerly aspect and off road parking. The spacious entrance hall leads to a 19ft dual aspect living room with patio door to conservatory, and fitted kitchen with access to separate dining room and cloakroom/WC. There are three bedrooms on the first floor (all with built-in storage) plus a family bathroom. Convenient for local amenities, there is a handy parade of shops on Brookes Road, whilst the mainline rail station and further town centre facilities are within just 0.4 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Double glazed window to side aspect. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Doors to kitchen and to:

### LIVING ROOM

Dual aspect via two double glazed windows to front and double double glazed window to rear. Feature fireplace surround. Two radiators. Double glazed sliding patio door to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Wood effect flooring.

### KITCHEN

Double glazed window to rear aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Radiator. Door to:

### DINING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring. Door to:

### REAR LOBBY

Tiled floor. Part double glazed door to rear aspect. Door to:

### CLOAKROOM/WC

Two piece suite comprising: WC and wall mounted wash hand basin with tiled splashback. Floor tiling.



## FIRST FLOOR

### LANDING

Double glazed window to side aspect on stairway. Hatch to loft with boarding and ladder. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Radiator. Built-in storage cupboard.

### BEDROOM 2

Two double glazed windows to rear aspect. Radiator. Built-in storage cupboard.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in storage cupboard.

### FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with electric shower over, WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail. Extractor.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Paved patio area leading to mainly lawned garden. Decked seating area. Mature trees and shrubs. Enclosed by fencing and hedging with gated side access.

## OFF ROAD PARKING

Driveway (owned by 37a) with right of access leading to off road parking for approx. two vehicles at front of property.

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.

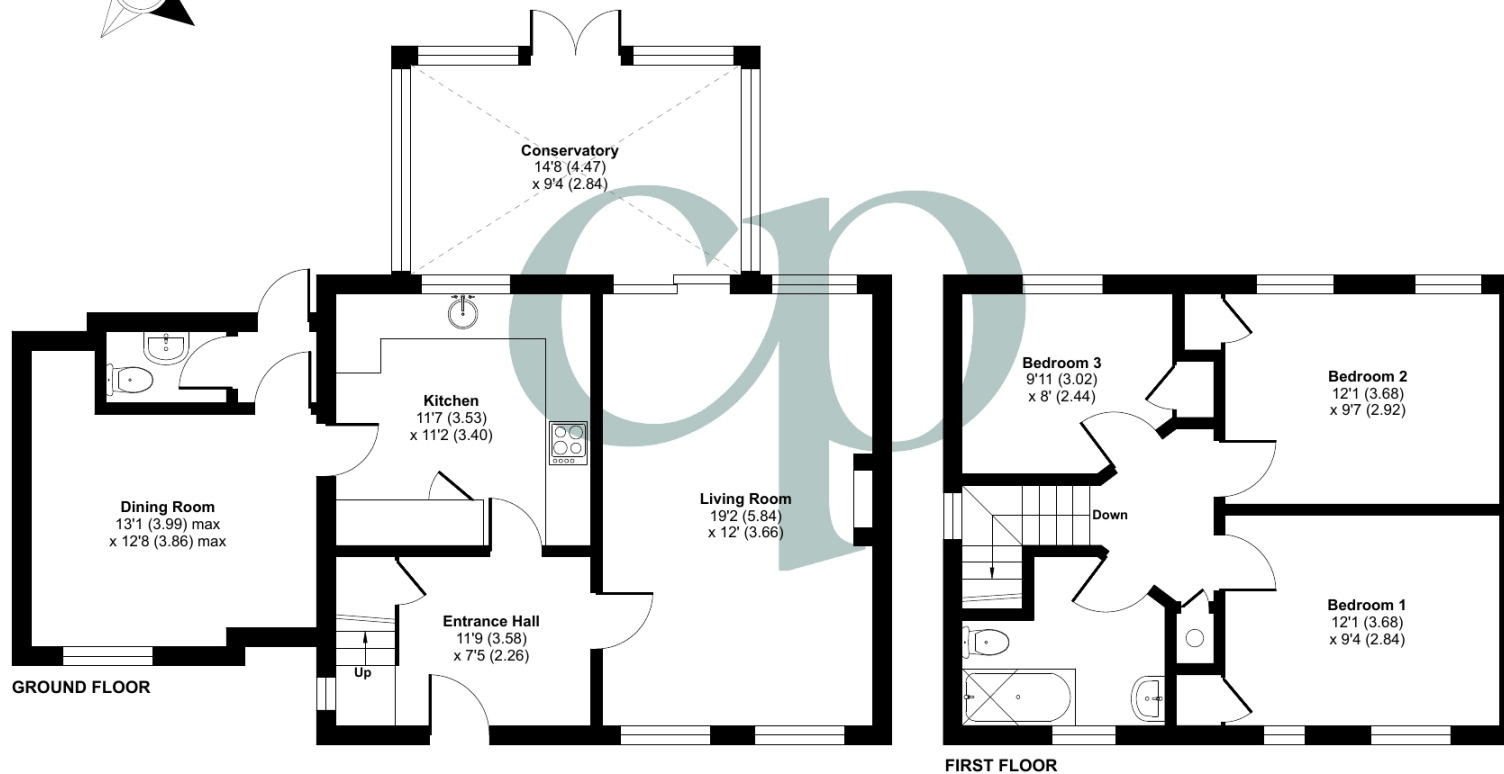
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1121761

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country  
properties