



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.
Made with Metrepx 11/2020

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

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A delightful three bedroom semi-detached family residence situated within the popular Mid Beds village of Silsoe.

- Lounge.
- Superb kitchen/breakfast/dining room.
- Family bathroom, ensuite shower room and guest cloakroom.
- Three bedrooms.
- Single garage plus two parking spaces.
- Front and rear west facing gardens.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, part tiled.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m) Georgian style double glazed window to the front, under stairs cupboard, two radiators, fitted carpet.

Kitchen/Dining Room

Kitchen - 15' 2" x 8' 4" (4.62m x 2.54m)
Dining Area - 14' 11" x 6' 8" (4.55m x 2.03m)

A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, integrated fridge freezer and dishwasher, integrated washing machine, split level oven, electric hob with extractor hood over, two radiators, double glazed window and French doors to the rear, Karndean flooring, combi-boiler.

First Floor

Landing

Two built-in storage cupboards, access to loft.



Bedroom One

10' 11" x 8' 2" (3.33m x 2.49m) Double glazed window to the rear, radiator, fitted carpet.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to the front, radiator, fitted carpet.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m) Double glazed window to the rear, radiator, fitted carpet.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, part tiled walls, heated towel rail, double glazed window to the front.

Outside

Rear Garden

A west facing garden, mainly laid to lawn with a patio seating area to the rear of the property, fully enclosed, timber fencing, side access.

Garage

Up and over door.

Parking

Off-road parking for two vehicles in front of the garage.

