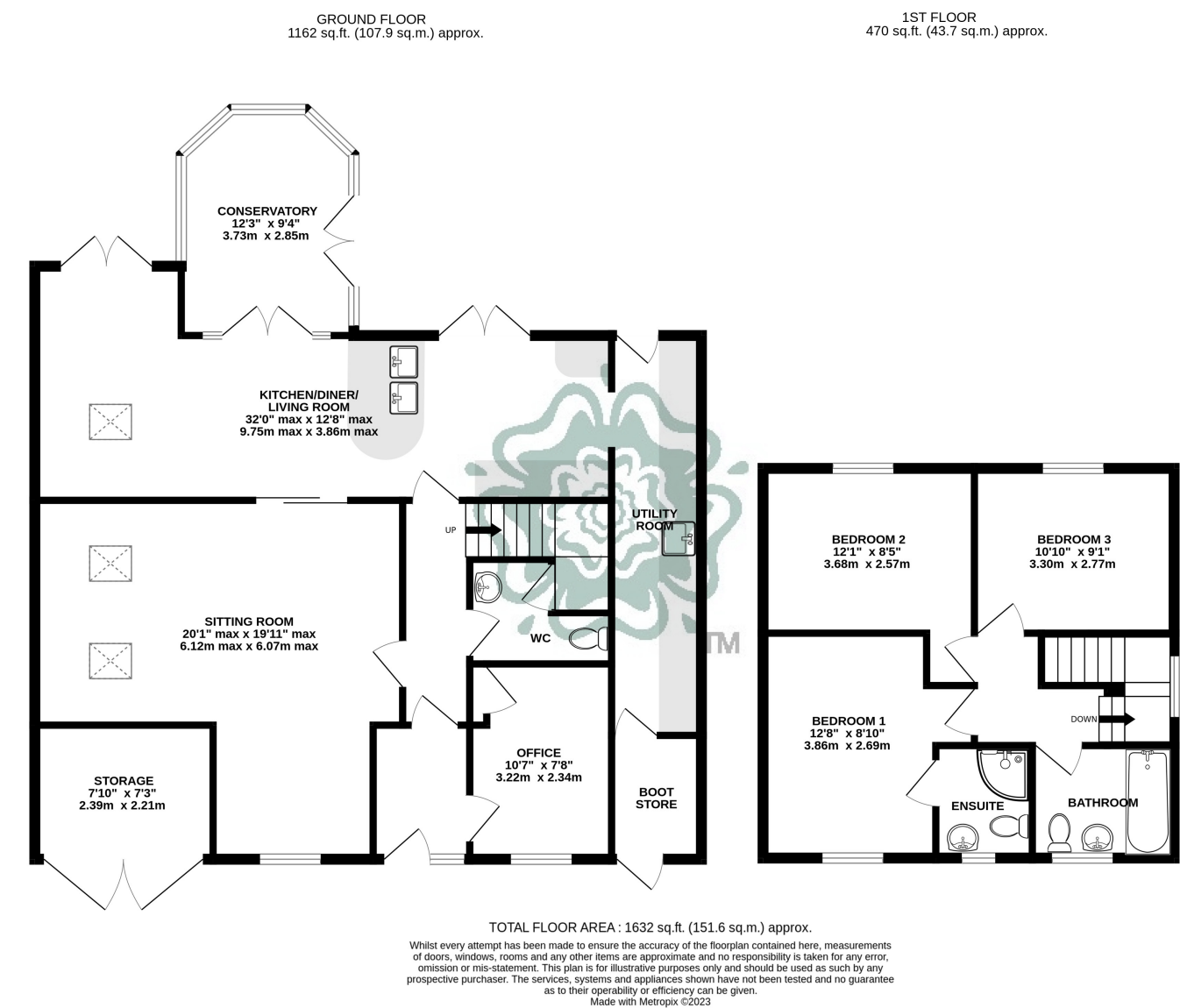


Floor Plans



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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5, Duck End Lane

Maulden, Bedfordshire,
MK45 2DL
Guide Price £580,000



Arguably the prettiest lane in Maulden, only a stones throw from beautiful scenic walks - this generously sized three bedrooms detached property has ample ground floor reception space, lots of off-road parking, external storage and two bathrooms upstairs.

- Three double bedrooms and two bathrooms.
 - Ample off-road parking as well as external storage from a part converted garage.
 - Close proximity to beautiful walks and allotments.
- Large open-plan living space opening on to the garden.
 - Short distance to all local amenities and Ampthill town centre.
 - Highly regarded local schools.

Ground Floor	
Entrance Hall	
Composite entrance door and double glazed window to the front, radiator.	
Cloakroom	
A suite comprising of a low level WC, wash hand basin, radiator, under stairs cupboard.	
Boot Room	
Sitting Room	
Max. 20' 1" x 19' 11" (6.12m x 6.07m) Wood burner, double glazed window to the front and two Skylight windows, radiator.	
Office	
10' 7" x 7' 8" (3.23m x 2.34m) Double glazed window to the front, radiator.	
Kitchen/Dining/Living Room	
Max. 32' 0" x 12' 8" (9.75m x 3.86m) A range of units with stone work surfaces over and peninsula, two countersunk stainless steel sinks with mixer taps, integrated electric oven and hob with extractor over, integrated dishwasher, two sets of French doors to the garden, Skylight window, opening to:	
Utility Room	
A range of base and wall mounted units with stone work surfaces over, countersunk stainless steel sink with mixer tap, integrated fridge, freezer and washing machine, integrated split-level oven, door to garden and access to boot room, gas boiler.	
Conservatory	
12' 3" x 9' 4" (3.73m x 2.84m) French doors opening to the rear garden.	

First Floor	
Landing	
Access to boarded loft with ladder housing hot water tank.	
Bedroom One	
12' 8" x 8' 10" (3.86m x 2.69m) Double glazed window to the front, radiator.	
Ensuite	
A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front, radiator.	
Bedroom Two	
12' 1" x 8' 5" (3.68m x 2.57m) Double glazed window to the rear, radiator.	
Bedroom Three	
10' 10" x 9' 1" (3.30m x 2.77m) Double glazed window to the rear, radiator.	
Bathroom	
A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the front, radiator.	
Outside	
Rear Garden	
A sleeper-lined, landscaped north facing rear garden, mainly laid to lawn with patio and shingled seating area.	
Parking	
Paved driveway providing ample off-road parking.	
Directions	
Enter Maulden from Ampthill via Snowhill. Turn right into Flitwick Road, Duck End Close is the second left.	
THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS	
MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.	
NB	
It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.	

