



# Cavell Mews

Flitwick,  
Bedfordshire, MK45 1GT  
£330,000

country  
properties

Offering well presented accommodation throughout, this chain-free end terrace home is situated on a modern development towards the town outskirts. Features include an attractive fitted kitchen complete with a range of integrated appliances (as stated), living room with French doors to rear, and ground floor cloakroom/WC. There are two double bedrooms and a stylish bathroom to the first floor. The enclosed rear garden offers a generous patio seating area along with a lawn and shrub borders, whilst allocated off road parking is provided adjacent to the property. The town centre with a wide range of amenities (including mainline rail station providing a fast and frequent service to St Pancras International in as little as 41 mins) is within 1 mile. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed insert. Stairs to first floor landing with built-in storage cupboard beneath. Wall mounted fuse box. Radiator. Doors to kitchen, living room and to:

### CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with tiled splashback. Extractor. Tiled floor. Radiator.

## KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink and drainer with swan neck mixer tap, and gas hob with extractor canopy over. Built-in electric double oven. Integrated washing machine and fridge/freezer. Space for slimline dishwasher. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Tiled floor. Radiator.

## LIVING ROOM

Double glazed French doors and windows to rear aspect. Two radiators.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to both bedrooms and bathroom.



## BEDROOM 1

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

## BEDROOM 2

Double glazed window to rear aspect. Radiator.

## BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, WC with concealed cistern and wall mounted wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling. Shaver socket.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Outside light. Mainly laid to decorative stone chippings. Enclosed by metal railings.

### REAR GARDEN

Paved patio area. Remainder mainly laid to lawn. Shrub borders. Garden shed. Outside security light and cold water tap. Enclosed by fencing with gated side access.

## OFF ROAD PARKING

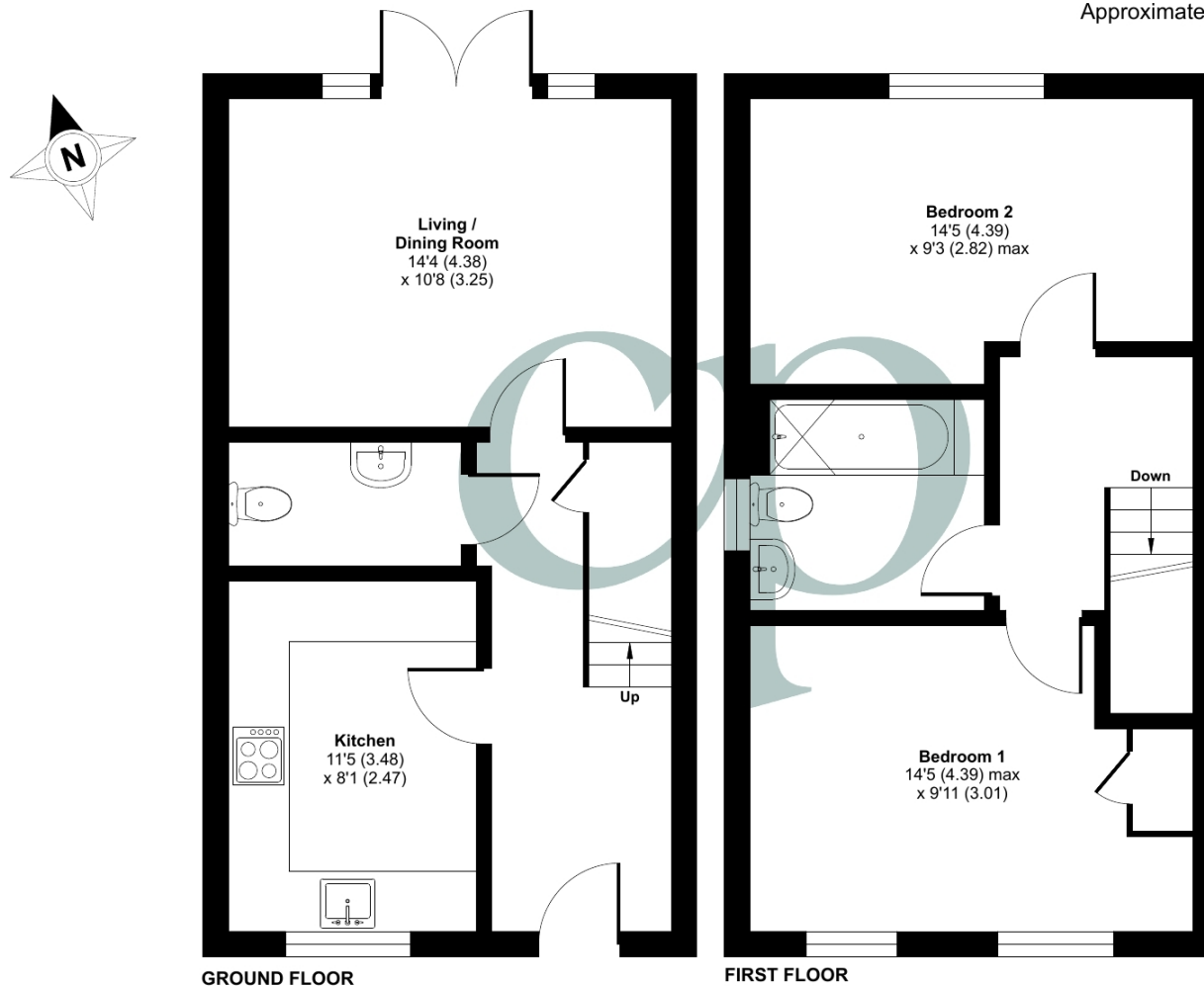
Allocated parking for two vehicles, laid to block paving. Outside security light.

Current Council Tax Band: C.

Estate/Management Charge: £70.69 biannually (£141.38 per annum). TBC.

A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.





Approximate Area = 776 sq ft / 72 sq m  
For identification only - Not to scale

| Energy Efficiency Rating                    |          |           |
|---------------------------------------------|----------|-----------|
|                                             | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> | 96        |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> | 83        |
| (55-68)                                     | <b>D</b> |           |
| (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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1341424

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## Viewing by appointment only

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