



**Church Lane**  
Flitton,  
Bedfordshire, MK45 5EL  
£300,000

*country  
properties*

This charming cottage is set within a desirable village lane, 0.2 miles from Flitton Moor Nature Reserve with its wonderful countryside walks, and 0.1 miles from both the historic Church and a friendly 'gastro pub'. The accommodation includes a cosy living room with log burning stove, refitted kitchen, ground floor bathroom and two bedrooms (both with handy built-in storage). The enclosed rear garden features a paved patio seating area, lawn and established shrub border, whilst off road parking is also provided to the rear. The property enjoys the benefits of rural living alongside convenient city links via Flitwick rail station (2.4 miles) providing a direct service to St Pancras International within 50 minutes, and M1:J12 (4.7 miles). EPC Rating: C.

## GROUND FLOOR

### ENTRANCE

Via front entrance door with opaque double glazed leaded light effect inserts to:

### LIVING ROOM

Double glazed window to front aspect. Feature log burning stove set on hearth. Radiator. Wood effect flooring. Door to:

### KITCHEN

Double glazed window to rear aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Space for washing machine, fridge/freezer and cooker (with extractor above). Door to stairs to first floor landing. Open access to:

### REAR LOBBY

Part opaque double glazed door to side aspect leading to rear garden. Built-in cupboard housing gas fired combination boiler. Wood effect flooring. Door to:

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Extractor. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to both bedrooms.

### BEDROOM 1

Double glazed window to front aspect. Walk-in wardrobe. Radiator.

### BEDROOM 2

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



## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area with paved pathway extending to gated rear access. Lawn area. Shrub border. Garden shed. Outside light and cold water tap. Enclosed by fencing.

### OFF ROAD PARKING

Gravelled off road parking to rear, accessed via side driveway with right of way access (subject to a proportion of the cost of any required repair and maintenance).

Current Council Tax Band: B.

## 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.

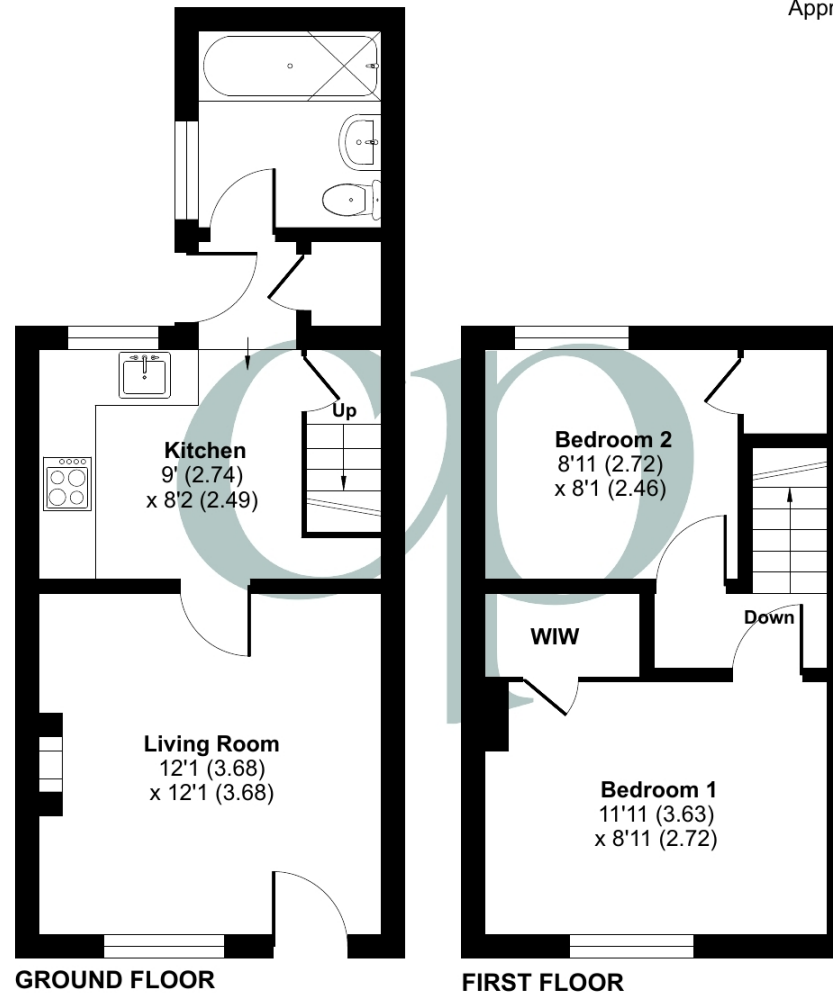
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 580 sq ft / 53.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1164180

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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