



Newlands Road
Westoning,
Bedfordshire, MK45 5LD
Guide Price £400,000



Offering potential for further extension (subject to planning), this semi detached home features an established rear garden of approx. 102ft in length which enjoys a south-easterly aspect. The accommodation includes a 20'10" living/dining room which spans the width of the property and offers garden access, fitted kitchen/breakfast room with a range of integrated appliances (as stated), useful utility and ground floor cloakroom/WC. There are three bedrooms to the first floor along with a family bathroom. Off road parking is provided via the adjacent garage and driveway. Commuter links are available via Flitwick and Harlington mainline rail stations, which offer a direct service to St Pancras International, and J12 of the M1 (all within just 2 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door. Opaque double glazed window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Doors to kitchen/breakfast room, living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Low level WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Heated towel rail.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface area incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Integrated dishwasher and fridge/freezer. Radiator. Wood effect flooring. Door to:

SIDE LOBBY

Part double glazed door to front aspect. Doors to garage and to:

UTILITY ROOM

Double glazed window and door to rear aspect. A range of base and wall mounted units with work surface area incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Wall mounted storage heater, gas fired boiler and fuse box.

LIVING/DINING ROOM

Two double glazed windows and door to rear aspect. Feature fireplace housing living flame effect gas fire. Radiator.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Built-in airing cupboard housing water tank. Radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Fitted wardrobes, bedside cabinets and dressing table.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator.



OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Lawn area.
Various shrubs.

REAR GARDEN

102' x 33' (31.09m x 10.06m) approx. Immediately to the rear of the property is a paved patio seating area leading to lawn with established borders. Cold water tap. Part enclosed by fencing.

GARAGE

Metal up and over door. Personal door to side lobby. Light.

OFF ROAD PARKING

Driveway providing parking for one vehicle and access to garage.

Current Council Tax Band: D(i).

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.

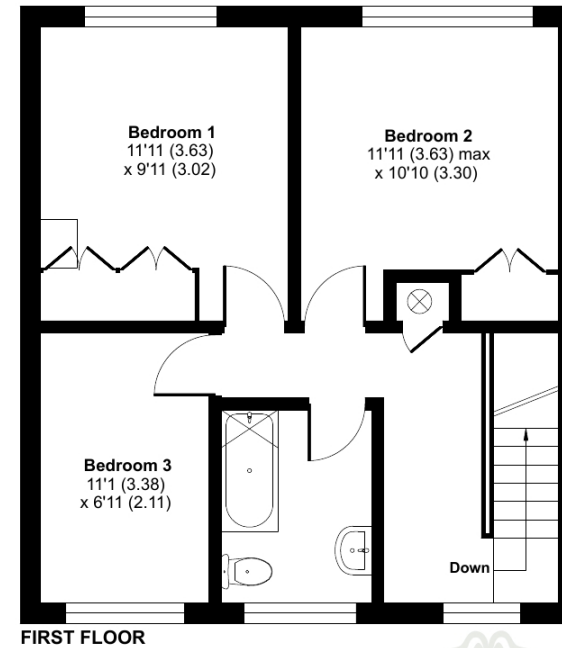
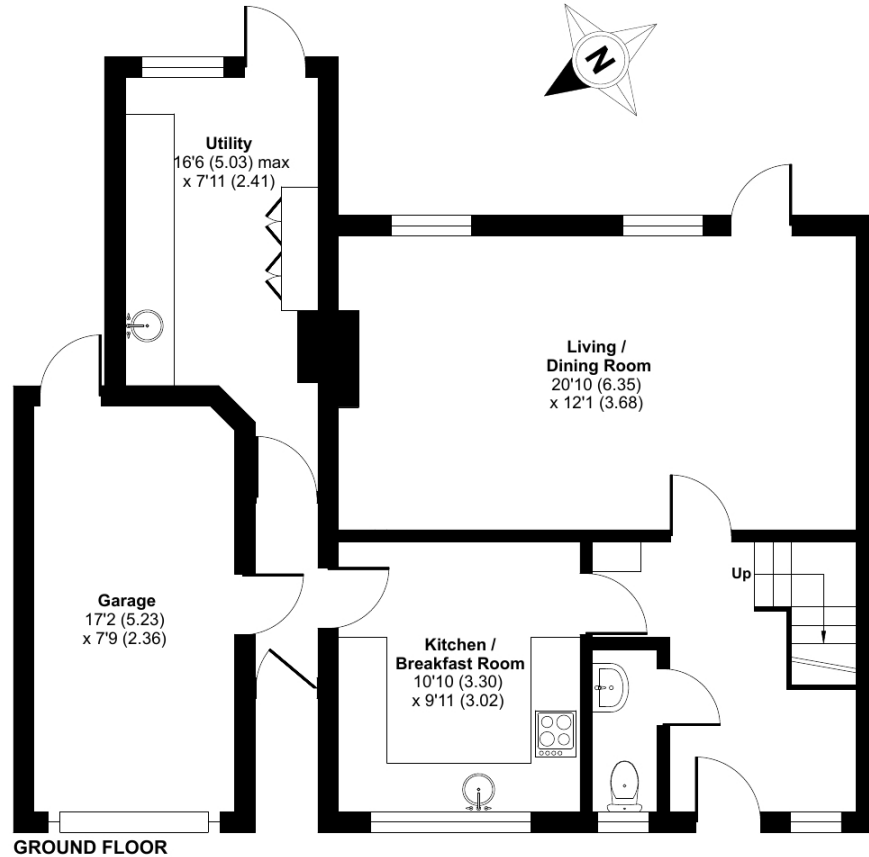
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1290 sq ft / 120 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		85
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 2022. Produced for Country Properties. REF: 904338



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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