



Lyall Close

Flitwick,
Bedfordshire, MK45 1JD
£365,000

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Featuring a generous rear garden, this semi detached home also benefits from a single storey extension and converted garage to enhance the ground floor accommodation, incorporating a 21'10" x 19' (max) kitchen/dining room opening into a cosy snug, and spacious bathroom. In addition there is a living room with feature fireplace, cloakroom/WC and three first floor bedrooms. The gravelled frontage provides off road parking for approx. three vehicles. Handy for local amenities, it's just a 0.4 mile walk to the mainline rail station with a fast and frequent service to the capital, and minutes from Flitwick Lower School and Millenium Park (0.2 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via part double glazed leaded light effect entrance door. Stairs to first floor landing. Part wood effect/part tiled flooring. Recessed spotlighting to ceiling. Open access to kitchen/dining room. Doors to living room, family bathroom and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Wall tiling. Extractor. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Two double glazed windows and part double glazed stable style door to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven and hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Part wood effect/part tiled flooring. Radiator. Open access to:

SNUG

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with shower over, close coupled WC and wash hand basin with mixer tap set on feature storage unit. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.



FIRST FLOOR

LANDING

Wood effect flooring. Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to rear aspect. Two radiators. Wood effect flooring. Built-in storage (housing gas fired boiler).

BEDROOM 2

Double glazed window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

BEDROOM 3

Double glazed window to front aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

A paved patio area leads to an extensive lawn with stepping stone pathway. Various shrubs. Outside light, cold water tap and power point. Garden shed with power and light.

OFF ROAD PARKING

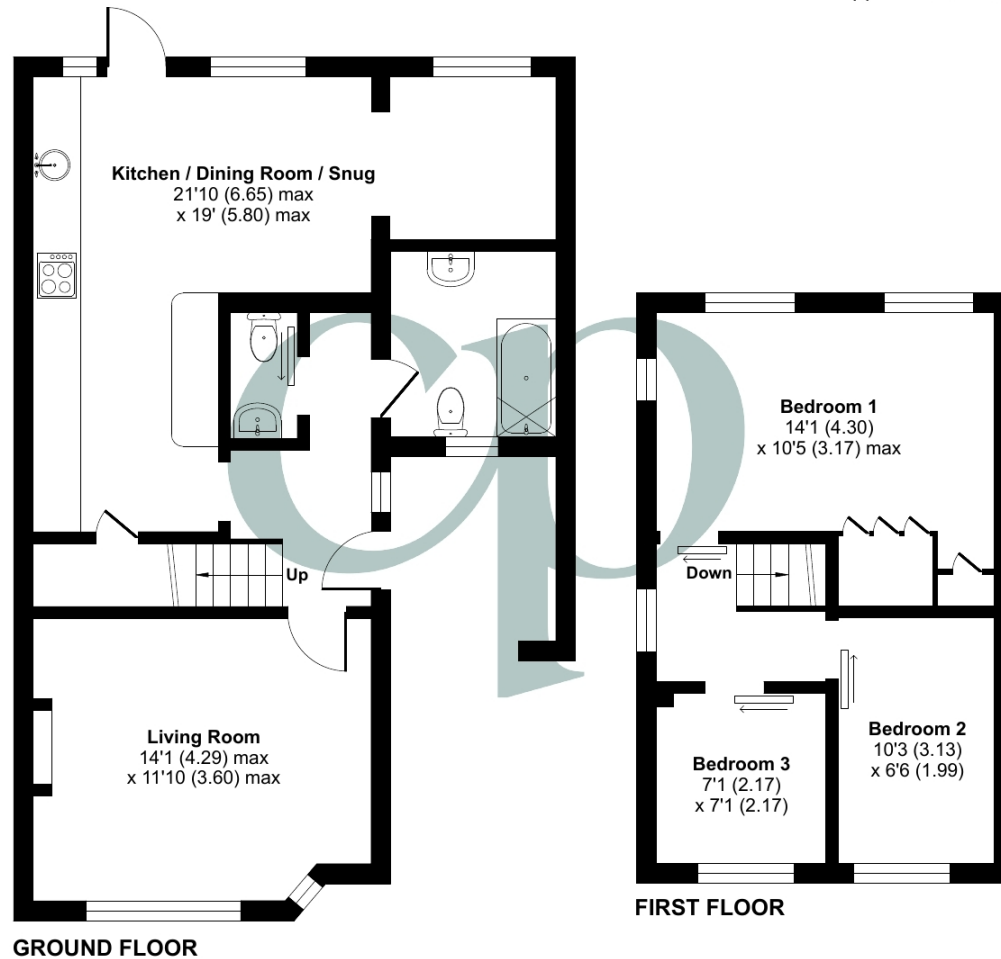
Gravelled frontage providing off road parking for approx. three vehicles. Bin store. Cold water tap. Open timber porch with paved pathway leading to front entrance door.

Current Council Tax Band: C.



Approximate Area = 923 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	73	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	73	84
(1-20)	G		
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: 1267006

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Viewing by appointment only

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