



# Nightingale Lane

Flitwick,  
Bedfordshire, MK45 1GQ  
**£375,000**

country  
properties



This well presented semi detached home is set in a prominent corner position on a modern development. Both the living room and kitchen/dining room are dual aspect maximising natural light, with the latter complete with a range of integrated appliances creating a streamlined appearance. There are three bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. French doors lead from the living room to the wall and fence enclosed garden which enjoys a south-easterly aspect and is mainly laid to lawn with gated access to driveway parking beyond. The town centre is 0.9 miles on foot (1.1 miles by road) which offers a wide range of amenities, including a mainline rail station which provides a direct service to St Pancras International in as little as 41 mins, whilst for those who enjoy sporting activities the modern leisure centre is just 0.6 miles. EPC Rating: B.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Radiator. Floor tiling. Stairs to first floor landing. Electric consumer unit. Doors to living room, kitchen/dining room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Floor tiling.

### LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to side leading to garden. Radiator. Built-in under stairs storage cupboard.

### KITCHEN/DINING ROOM

Dual aspect via double glazed windows to front and side. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in electric double oven and gas hob with extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to side aspect. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Extractor fan. Floor tiling.

### BEDROOM 2

Double glazed window to side 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/shower attachment, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Extractor fan. Floor tiling.

## OUTSIDE

### FRONT GARDEN

Laid to decorative stone chippings, extending around front and side of property, with lawn area to other side. Paved pathway leading to front entrance door.

### SIDE GARDEN

South-easterly aspect. French doors from the living room lead out to a paved area with paved pathway extending alongside the lawned garden to timber garden shed and gated rear access to off road parking. Outside tap. Enclosed by brick walling and timber fencing.

### OFF ROAD PARKING

Driveway providing off road parking. Gated access to garden.

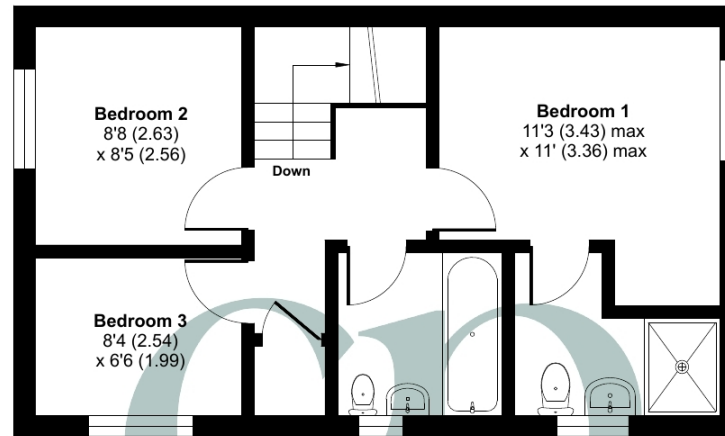
Current Council Tax Band: C.  
Estate/Management Charge: £70.69 biannually (£141.38 per annum). TBC.  
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.



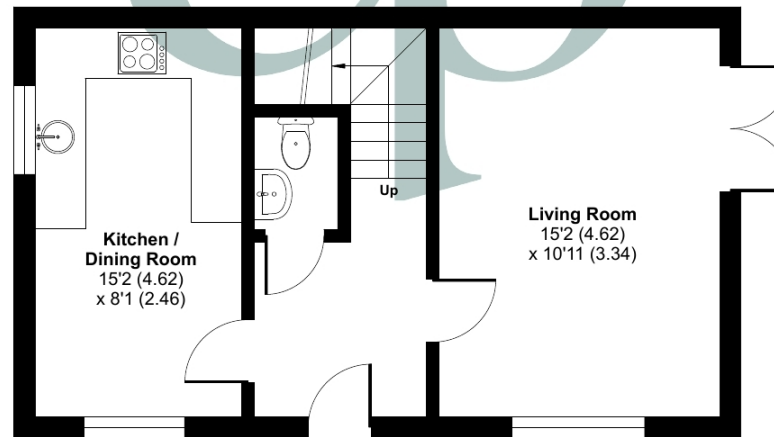


Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(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: 1318619

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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