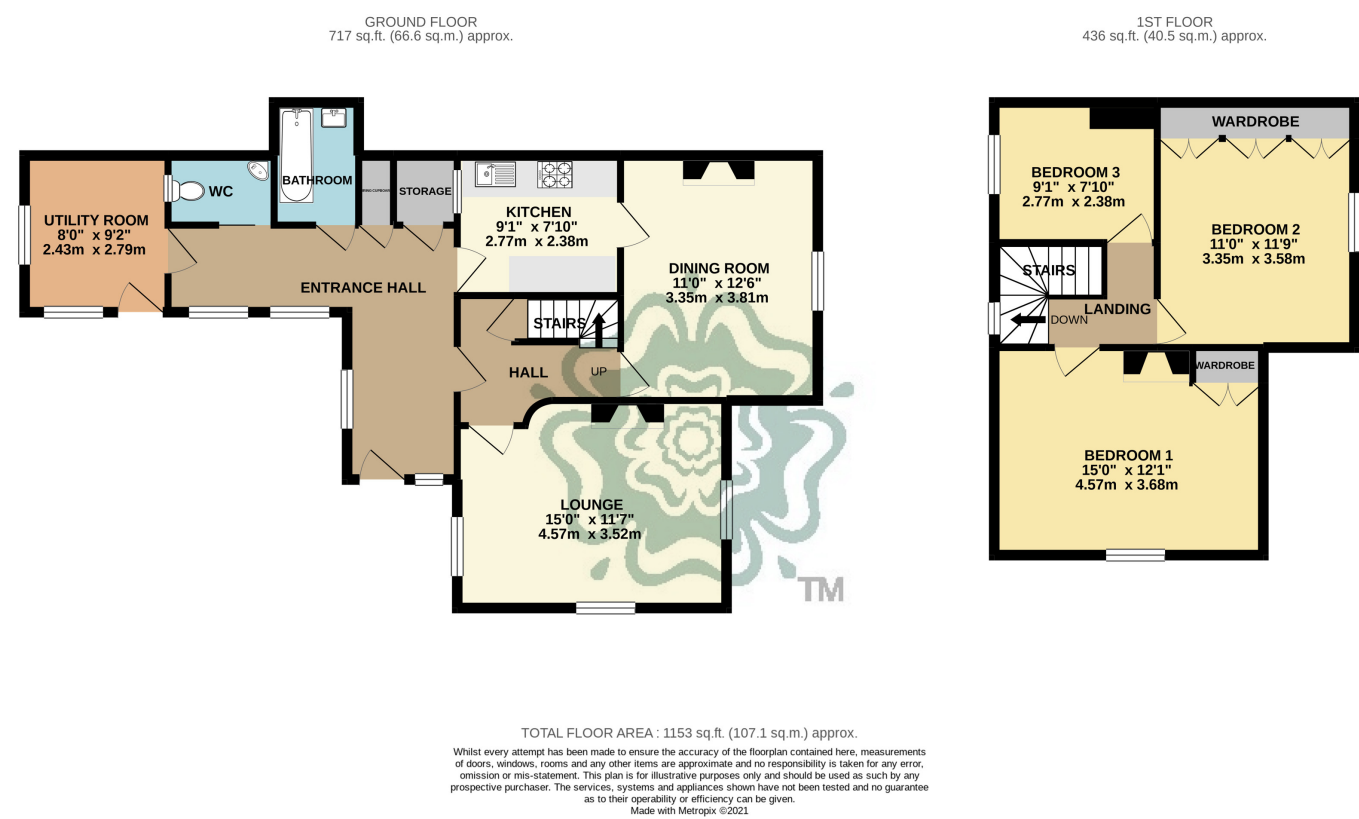
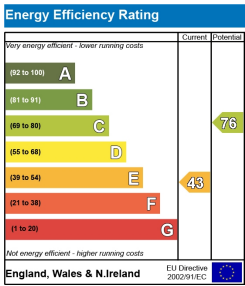


Floor Plans



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

Country Properties | 1, Church Street | MK45 2PJ
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Melita
Limbersey Lane, Maulden, Bedfordshire,
MK45 2EA
Offers in Excess of £415,000



A three bedroom semi-detached property on a large plot with great potential to extend STPP.

- Off-road parking for ample cars.
- No onward chain.
- Large downstairs space with kitchen, dining room, lounge and utility.
- Great potential to extend (STPP).
- Could benefit from modernisation.
- Downstairs bathroom.

Ground Floor

Entrance Hall

Entrance door to the front, double glazed windows to the front and side, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, double glazed window to the side.

Lounge

15' 0" x 11' 7" (4.57m x 3.53m) Double glazed windows to the front, side and rear, radiator.

Dining Room

12' 6" x 11' 0" (3.81m x 3.35m) Open feature fireplace, double glazed window to the side, radiator.

Kitchen

9' 1" x 7' 10" (2.77m x 2.39m) A range of base and wall mounted units with work surfaces over and tiled splashbacks, space for fridge freezer, space for dishwasher and oven, vinyl flooring, internal window to the side.

Utility

A range of base and wall mounted units with work surfaces over, oil fired boiler, double glazed windows to the front and side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, fully tiled, heated towel rail, vinyl flooring.

Separate WC



First Floor

Landing

Fitted carpet, radiator.

Bedroom One

15' 0" x 12' 1" (4.57m x 3.68m) Access to loft, built-in storage, double glazed window to the side, radiator.

Bedroom Two

11' 9" x 11' 0" (3.58m x 3.35m) Cast iron fireplace, built-in storage, fitted carpet, double glazed windows to the front and side, radiator.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m) Cast iron fireplace, fitted carpet, double glazed window to the side, radiator.

Outside

Front Garden

Mainly laid to lawn with gated access.

Rear Garden

Mainly laid to lawn, raised patio area with shed and wooden gazebo, oil tank.

Parking

Shingled parking area to the rear for ample cars.

Directions

From the centre of Amptill take Church street towards Maulden. Enter Maulden into Snow Hill and take the second left into The Brache. Follow this road into Limbersey Lane and continue for almost a mile. Melita is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amptill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

