



# Windermere Close

Flitwick,  
Bedfordshire, MK45 1NQ  
£325,000

country  
properties

Set within a cul-de-sac in the heart of the town centre, handy for local amenities including the mainline rail station (just 0.3 miles), this well presented mid terrace home has the benefit of driveway parking to front and a garage in nearby block. The 24ft living/dining room leads through bi-fold doors to a conservatory, providing additional space to relax, dine or entertain. There is also a fitted kitchen, three bedrooms (two with built-in wardrobes) and a first floor bathroom. The rear garden enjoys a south-westerly aspect and is mainly laid to artificial lawn for ease of maintenance. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via front entrance door with opaque glazed insert and opaque double glazed sidelight. Meter cupboard. Wood effect flooring. Door to:

### LIVING/DINING ROOM

Double glazed window to front aspect. Double glazed bi-fold doors to conservatory. Feature electric fire with surround. Three radiators. Wood effect flooring. Opaque glazed door to:

### KITCHEN

Opaque double glazed window and door to rear aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for refrigerator and freezer. Under stairs storage area.

### CONSERVATORY

Of part brick and double glazed construction with double glazed French doors to rear garden. Wall mounted electric heater. Wood effect flooring. Work surface area. Space for washing machine and tumble dryer.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

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

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

### BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in cupboard housing gas fired boiler (newly fitted February 2024).



## FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

## OUTSIDE

### REAR GARDEN

South-westerly aspect. Paved area leading to artificial lawn. Enclosed by fencing with gated rear access.

### GARAGE

Single garage situated in nearby block.

### OFF ROAD PARKING

Gravelled and paved frontage providing off road parking for one vehicle. Pathway leading to front entrance door. Shrub border.

Current Council Tax Band: C.

## 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.

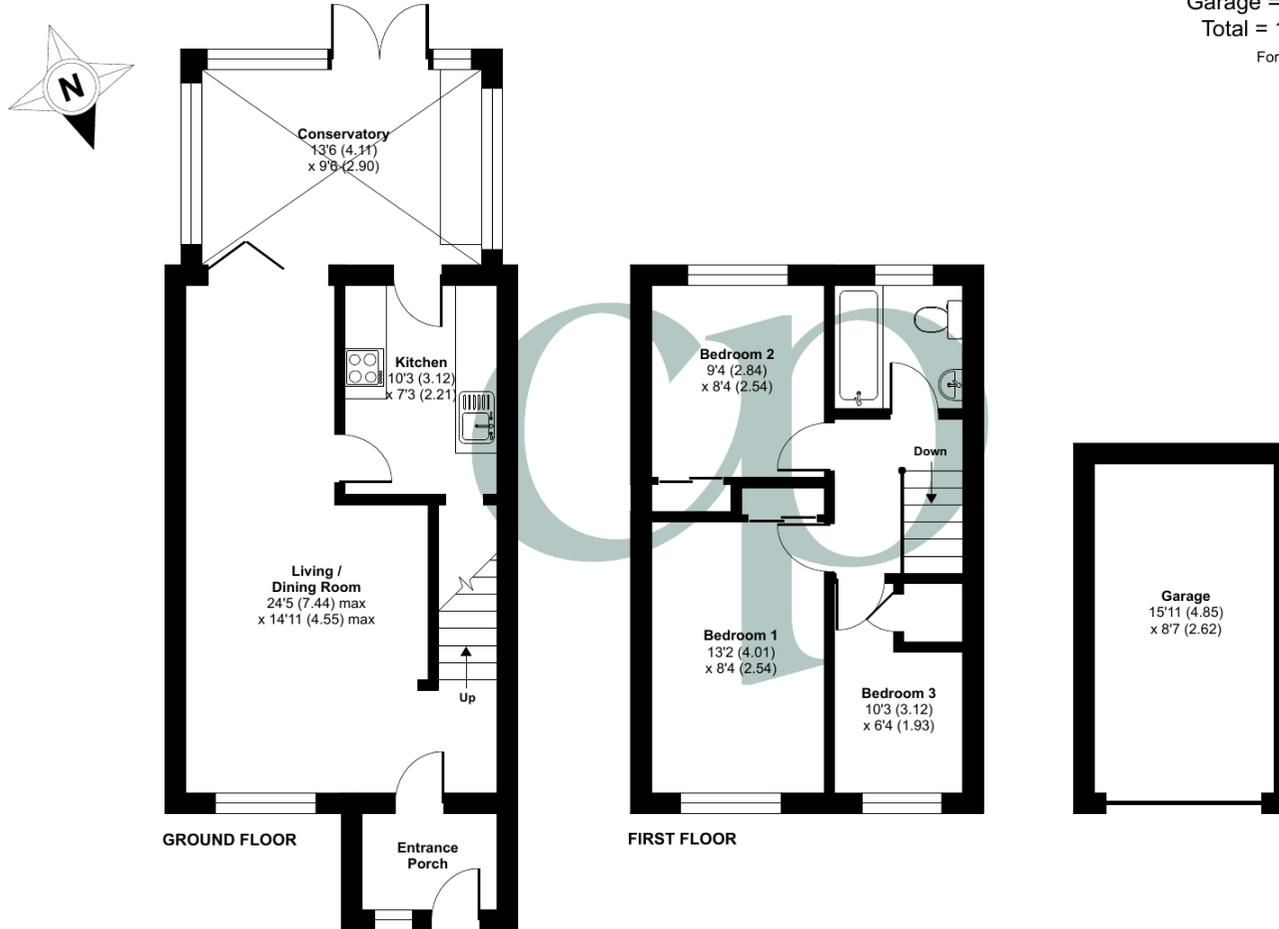
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 915 sq ft / 85 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1111477

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

## Viewing by appointment only

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