



Milton Road

Flitwick,  
Bedfordshire, MK45 1QA  
£465,000

country  
properties



Pleasantly situated on the town outskirts, with a footpath leading directly from the cul-de-sac to Flitwick Wood, this detached family home offers well-proportioned accommodation throughout including an 18'7" living room with feature fireplace and open access to a further dual aspect reception with patio door to garden. The fitted kitchen includes a range of integrated appliances (as stated) plus space to dine, and there is a useful utility with WC, allowing laundry to be tucked away. All three bedrooms incorporate built-in storage, and the modern first floor bathroom features a four piece suite including double-ended bath and walk-in shower. Enjoying a south-easterly aspect, the enclosed rear garden is laid to lawn with patio seating areas, potting shed and large summerhouse (giving home workers the potential to use as an office space). Ample parking is provided via the integral garage and block paved driveway. The town centre amenities (including lower and middle schools, plus the mainline rail station providing a direct service to St Pancras International) are within just 0.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to living room, kitchen/breakfast room and to:

### UTILITY/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Base and wall mounted units with work surface area. Space and plumbing for washing machine. Tiled splashbacks. Radiator. Wood effect flooring.

### LIVING ROOM

Double glazed window to front aspect. Opaque double glazed window to side aspect. Feature fireplace surround housing coal effect electric fire. Two radiators. Open access to:

### DINING/FAMILY ROOM

Double glazed sliding patio door to rear aspect. Double glazed window to side aspect.

### KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double electric oven. Integrated fridge/freezer and slimline dishwasher. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling. Tile effect flooring.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect. Hatch to loft. Radiator. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to rear aspect. Fitted wardrobes. Radiator.

### BEDROOM 2

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

### BEDROOM 3

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





## FAMILY BATHROOM

Opaque double glazed window to front aspect.  
Four piece suite comprising: Double-ended bath with mixer tap, walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage cabinet beneath. Wall and floor tiling.  
Heated towel rail. Built-in storage cupboard.  
Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to lawn.

### REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio seating area with pathway extending to a circular paving feature. Remainder mainly laid to lawn with shrub borders and raised beds. Enclosed by timber fencing with gated side access. Potting shed. Summerhouse with double glazed double doors and windows to front aspect, power, light, wood flooring and fitted storage.

## GARAGE

Up and over door. Workbench. Power and light. Wall mounted gas fired combination boiler.

## OFF ROAD PARKING

Block paved driveway providing off road parking for up to four vehicles.

Current Council Tax Band: E.

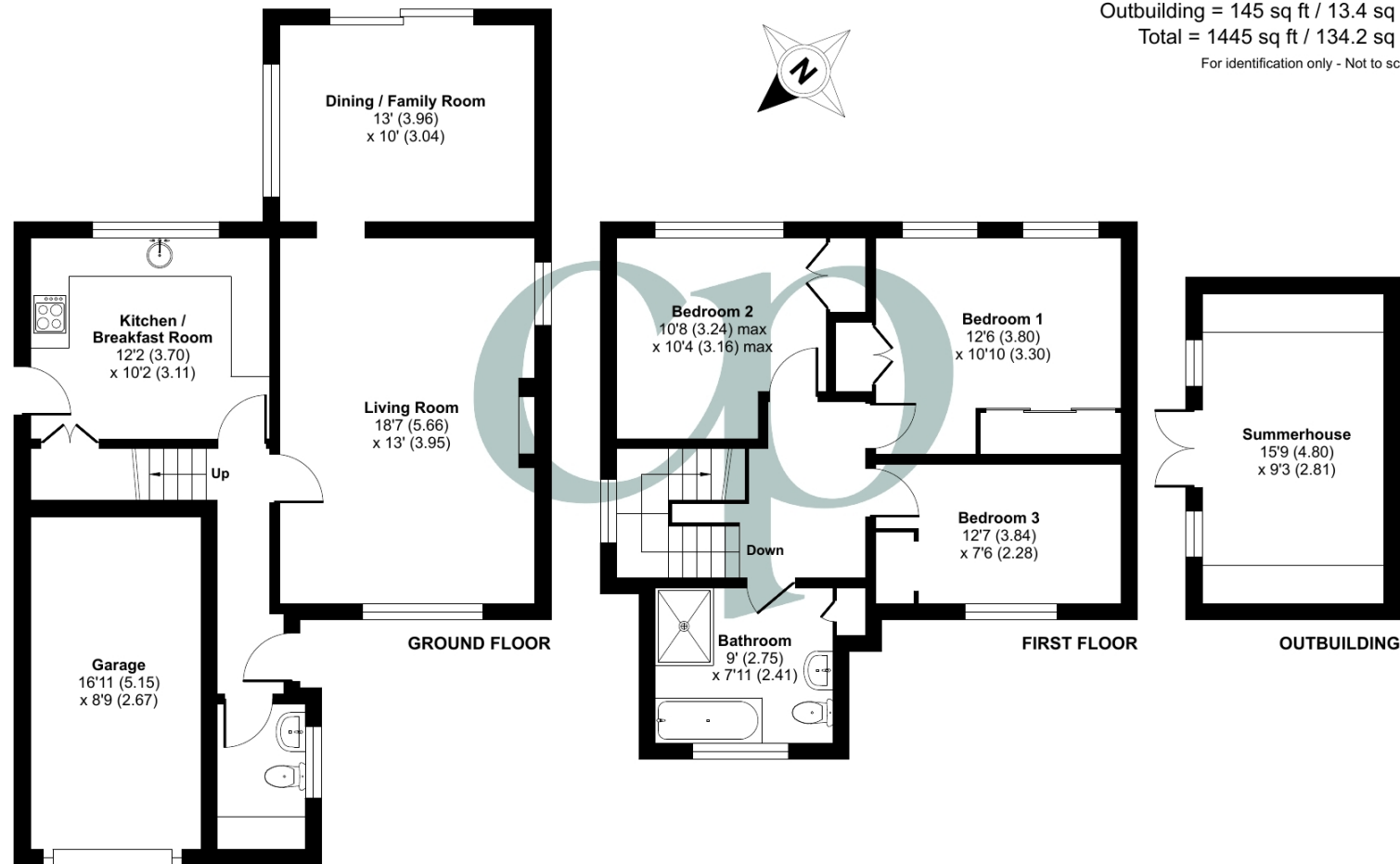
## DRAFT DETAILS

Awaiting vendor approval.



Approximate Area = 1154 sq ft / 107.2 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Outbuilding = 145 sq ft / 13.4 sq m  
 Total = 1445 sq ft / 134.2 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	72
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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: 1345960

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## Viewing by appointment only

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