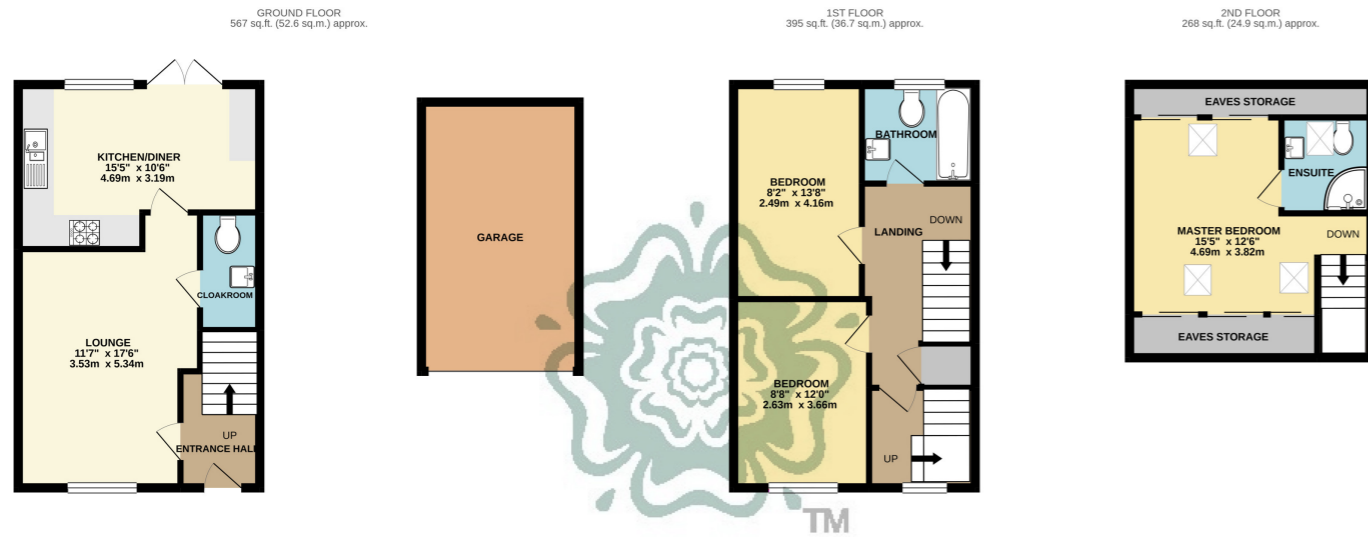


# Floor Plans



**TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 1, Butler Drive

Lidlington, Bedfordshire,  
MK43 0UQ

Offers in Excess of £325,000

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  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



A well presented three double bedroom family home set on a modern development with a garage to the rear of the property.

- Three double bedrooms
- Single garage and off road parking
- Southerly facing rear garden
- Beautifully presented kitchen and bathroom

## Ground Floor

### Storm Porch

### Entrance Hall

Stairs rising to first floor accommodation, entrance door to front, radiator.

### Cloakroom

Wash hand basin, low level WC.

### Lounge

17' 7" x 15' 2" max (5.36m x 4.62m) Engineered wood effect flooring, radiator, double glazed window to front.

### Kitchen/Diner

15' 5" x 10' 5" (4.70m x 3.17m) A fitted kitchen with a range of cream base and wall mounted units with brushed steel finishing and work timber work surfaces over, one and a half bowl ceramic sink and drainer with mixer tap over, pale blue tiled splashbacks, integrated fridge/freezer, integrated stainless steel AEG oven and microwave, integrated dishwasher, Stoves ceramic hob and stainless steel hood over, space for table and chairs, ceramic tiled flooring, double glazed window and door to rear, radiator.

## First Floor

### Landing

Radiator, airing cupboard housing megaflow hot water tank, additional storage cupboard, stairs rising to second floor.

### Bedroom Two

13' 8" x 8' 3" (4.17m x 2.51m) Double glazed window to front, radiator.

### Bedroom Three

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to rear, radiator.

### Bathroom

A white suite comprising of a panelled bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to rear.

## Second Floor

### Master Bedroom

15' 5" x 12' 7" restricted headheight (4.70m x 3.84m) Three Velux windows to two aspects, eaves storage, radiator.

### Ensuite

Wash hand basin, low level WC, shower cubicle, part tiled walls, heated towel rail, Velux window.

## Outside

### Front Garden

Shingle frontage with hedge borders.

### Rear Garden

Mainly laid to lawn with a landscaped gravel platform, fully enclosed, side and rear gated access, timber summerhouse with power and light.

### Garage

Up & over door, overhead storage, power and light.

### Directions

Entering Lidlington via the A507 into the High Street, drive through the village to the roundabout. Take the first exit then the next left into Butler Drive.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

LIDLINGTON - Is a small Central Bedfordshire village surrounded by farmland in the Marston Vale. The village has a pub, a hairdresser and a general store, plus a nearby lake with sporting facilities. The village lies between the main A421 Bedford to Milton Keynes road and the A507 Ampthill to Woburn Road. Lidlington railway station is on the Marston Vale Line, which gives good access to Bedford and Bletchley mainline stations. There is also good access for walkers along the Greensand Ridge long distance footpath. Nearby facilities and attractions include Milton Keynes Centre 11.9 miles away, Flitwick train station with links to London 4.2 miles. Nearby golf clubs include Woburn 7.8 miles, Aspley Guise and Woburn Sands 5 miles and Millbrook golf club 2.9 miles. Bedford town centre is 9 miles away and Woburn Forest Center Parcs is just 3.6 miles away.

