



# Hornes End Road

Flitwick,  
Bedfordshire, MK45 1JH  
£325,000

country  
properties

Set towards the town outskirts with its pleasant countryside walks, yet within just 0.6 miles of the mainline rail station and further amenities, this chain-free, extended semi detached home blends traditional features with contemporary open plan living. The spacious living/dining/kitchen area is a great space for the family to gather and entertain, whilst a separate utility with WC allows appliances to be tucked away. On the first floor there are three bedrooms and a family bathroom with four piece suite including bath and separate shower cubicle. There is an enclosed garden to the rear and off road parking is provided via the gravelled driveway to side. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Via opaque glazed entrance door with opaque glazed sidelight into open plan entrance lobby area leading to:

### KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. Two skylights. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Space for oven, dishwasher and American style fridge/freezer. Two radiators. Cupboard housing gas fired boiler. Open access to living room. Door to:

### UTILITY ROOM/WC

Opaque double glazed window to front aspect. A range of base and wall mounted units with work surface area incorporating sink with mixer tap. Space for washing machine and tumble dryer. Close coupled WC. Radiator. Wood effect flooring.

### LIVING ROOM

Double glazed window to front aspect. Feature cast iron fireplace. Radiator. Stairs to first floor landing.

## FIRST FLOOR

### LANDING

Wood effect flooring. Recessed spotlighting to ceiling. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 2

Double glazed window to front aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap, shower cubicle, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.



## OUTSIDE

### REAR GARDEN

Laid to lawn with paved, gravelled and raised decked seating areas. Enclosed by timber fencing with gated access to front. Brick-built outbuilding.

### OFF ROAD PARKING

Gravelled driveway to side providing off road parking.

Current Council Tax Band: B.

### 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.



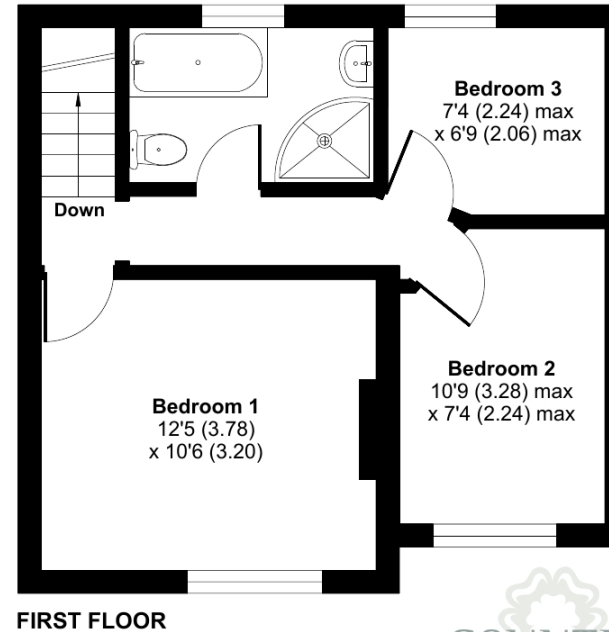
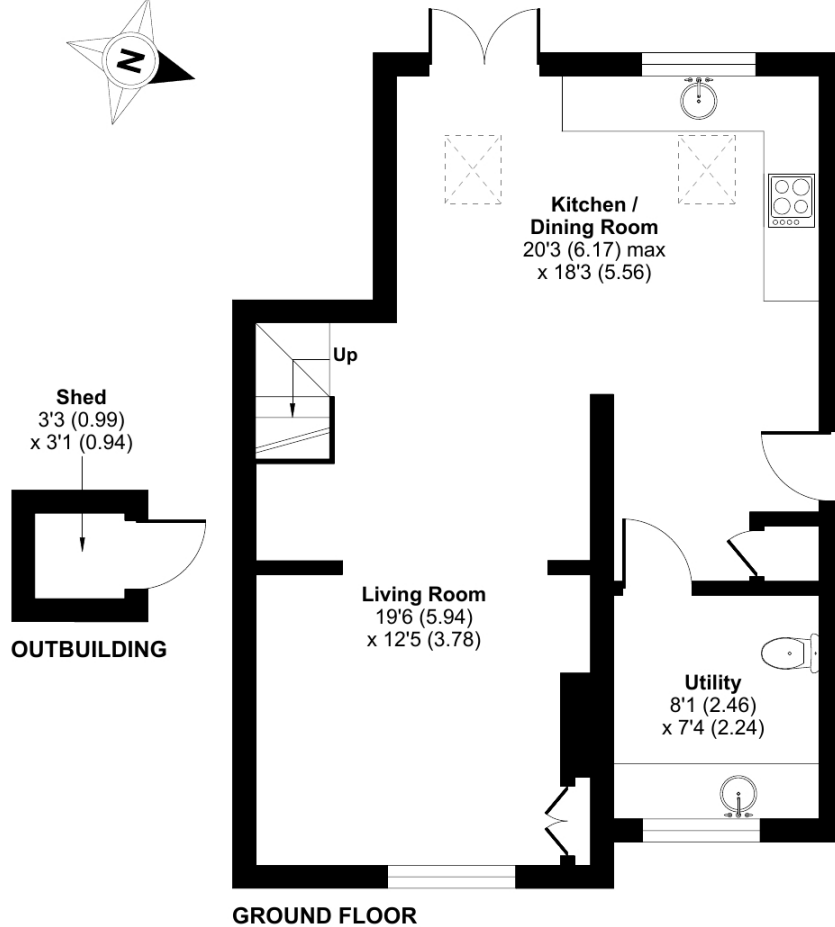
Approximate Area = 905 sq ft / 84.1 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 915 sq ft / 85 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1011299



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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