



# 32, The Mixies

Stotfold,  
Bedfordshire, SG5 4LF  
Guide Price £387,000

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properties



Nestled in a desirable cul-de-sac, this charming three-bedroom semi-detached home is offered chain free and ready to move into. The property features a spacious lounge/diner, a bright conservatory, and a low-maintenance garden—perfect for relaxing or entertaining. Additional benefits include a garage and driveway parking for several cars. Conveniently located within walking distance of local amenities, this home combines comfort, practicality, and an excellent location.

- Chain Free
- Located within a desirable cul-de-sac
- Modern Fitted Kitchen
- Lounge/diner (approx 24ft)
- 3 Good Size Bedrooms
- Low Maintenance rear garden
- Garage and Long Driveway

## Ground floor

### Entrance Hall

UPVC part obscure stained glass door with panel to side. Light wood effect flooring. Fully glazed door into lounge. Wall panelling with wrought iron banister leading to first floor.

### Lounge/Dining room

24' 4" x 10' 3" (7.42m x 3.12m) UPVC double glazed window to front fitted with vertical blinds. Two radiators. Archway through to kitchen. Double part glazed doors leading into conservatory.

### Conservatory

9' 6" x 9' 6" (2.90m x 2.90m) UPVC construction on brick base with double doors to side opening into rear garden. Ceramic tiled floor. Radiator.

### Kitchen

13' 11" x 7' 9" (4.24m x 2.36m) Double glazed window to front. Fitted with a range of eye and base level units with wood effect worksurface & tiled splashbacks. Space & plumbing for washer/dryer. White composite sink with drainer and swan mixer tap over. Built-in slim line dishwasher. Space for freestanding gas cooker with extractor hood over. Space for freestanding fridge freezer. Wall mounted gas boiler concealed in cupboard. Door to under stair storage cupboard. Part obscure UPVC double glazed door to side.



## First floor

### Landing

Obscure UPVC double glazed window to side. Door to shelved airing cupboard housing hot water tank. Doors to all rooms.

### Bedroom 1

13' 10" x 10' 7" (4.22m x 3.23m) UPVC double glazed window to front. Radiator.

### Bedroom 2

10' 7" x 10' 6" (3.23m x 3.20m) UPVC double glazed window to rear. Radiator.

### Bedroom 3

8' 6" x 7' 0" (2.59m x 2.13m) UPVC double glazed window to front. Radiator.

### Shower Room

UPVC obscure double glazed windows to front and side. Walk in 'wet room' style shower fitted with thermostatic controlled wall mounted shower & glass screen. Pedestal wash hand basin & low level WC. Wall panelling with part tiled walls. White heated towel rail.

## Outside

### Rear Garden

Private fully enclosed rear garden. Paved patio area with steps leading up to further low maintenance paved area with established shrubs to borders. Water tap. Personal door to garage. Side gated access leading to driveway.

### Front Garden

Block paved area with low level established shrubs to borders. Driveway providing off road parking for several cars and access to garage.

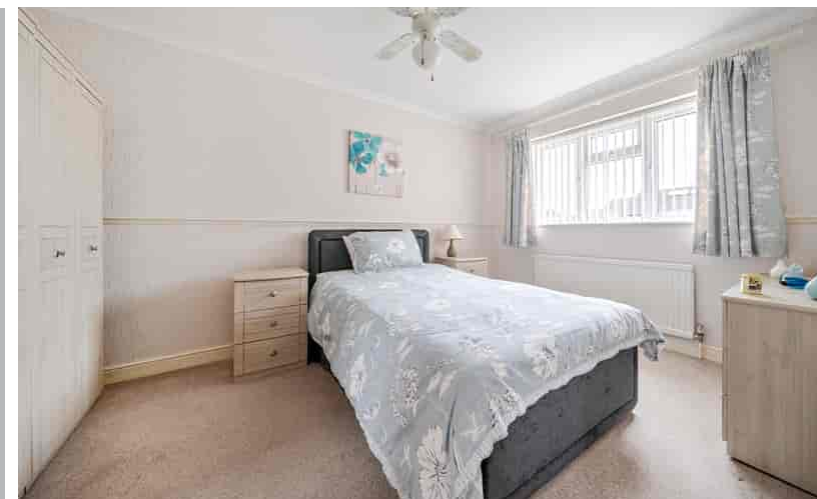
### Garage

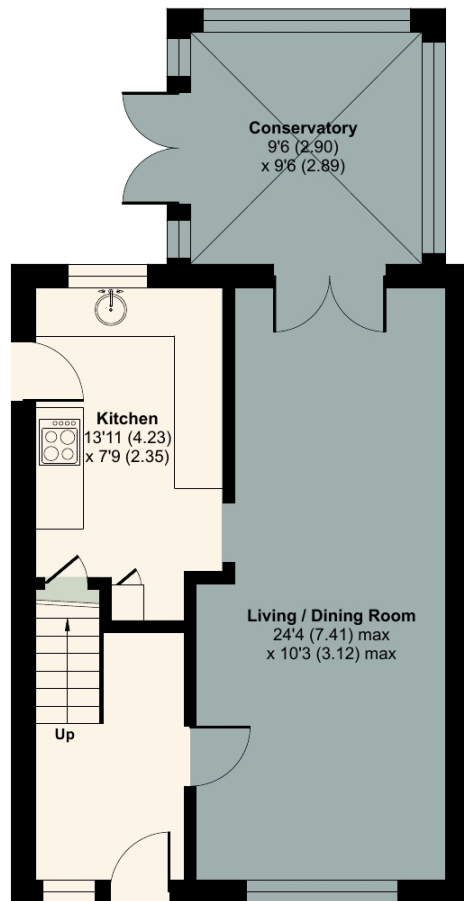
16' 0" x 7' 10" (4.88m x 2.39m) Single garage with up and over door fitted with power & lighting.

### Agents Note

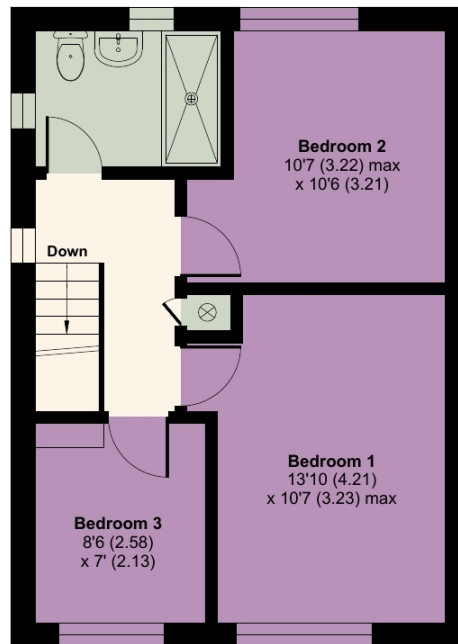
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

Please be advised that the vendor of this property works for Country Properties.

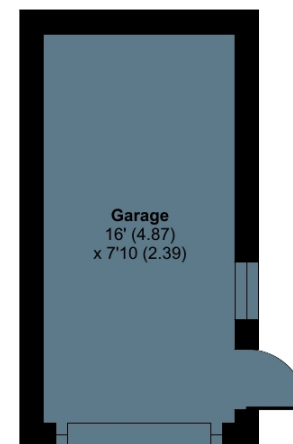




GROUND FLOOR



FIRST FLOOR



GARAGE



Approximate Area = 918 sq ft / 85.2 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	70
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	82
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1371642

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## Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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