



Church Road

Westoning,
Bedfordshire, MK45 5JL
£425,000

country
properties

Set within a popular village location, this chain-free thatched character cottage offers a wealth of character features including attractive fireplaces and exposed timbers. The accommodation includes a generous entrance hall, two separate receptions (each with feature fireplace), fitted kitchen with French doors to garden and conservatory. The spacious first floor landing provides useful fitted storage (and could be utilised as a study area), leading to the two dual aspect bedrooms (the principal with en-suite WC). The good sized rear garden enjoys a south-westerly aspect and parking is provided via the adjacent driveway. The village provides a range of amenities including post office/store, butchers, two public houses, churches and lower school, whilst commuters are well served by mainline rail stations at neighbouring Flitwick or Harlington and the M1 (J12), all of which are within just 1.9 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via wooden front entrance door with opaque leaded light effect insert. Leaded light effect windows to either side aspect (with secondary glazing panels). Leaded light effect window to rear aspect (with secondary glazing panel). Two radiators. Dado rail. Stairs to first floor landing with small storage cupboard beneath. Wood flooring. Wooden latched doors to both receptions and bathroom.

LIVING ROOM

Leaded light effect sash style window to front aspect. Leaded light effect double doors to conservatory. Feature fireplace housing log burning stove with shelved recesses at either side. Fitted cupboard housing electric meter and fuse box. Radiator. Tiled floor. Exposed wall timbers and ceiling beams.

CONSERVATORY

Of part brick construction with double glazed windows and French doors to garden. Vertical panel radiator. Power and light. Tiled floor.

DINING ROOM

Leaded light effect sash style window to front aspect (with secondary glazing panel). Leaded light effect window to rear aspect (with secondary glazing panel). Feature Inglenook style fireplace with paved hearth and inset lighting. Wood flooring. Radiator. Exposed brick, wall timbers and ceiling beams. Open access to:

KITCHEN

Leaded light effect window to rear aspect. Leaded light effect French doors and window to side aspect leading to garden. A range of wood fronted wall and base mounted units with work surface area. Butler style sink with mixer tap and wooden surround. Tiled splashbacks. Space for range style oven with canopy surround and overhead lighting. Radiator. Walk-in cupboard with tiled floor, housing wall mounted gas fired boiler.

BATHROOM

Opaque glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment plus glazed screen and shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Exposed ceiling beam and wall timbers. Radiator.



FIRST FLOOR

LANDING

Leaded light effect window to front aspect. Built-in cupboard over stair bulkhead with hanging rail and light. Fitted storage cabinets. Radiator. Exposed wall timbers and ceiling beams. Wooden latched doors to both bedrooms.

BEDROOM 1

Leaded light effect windows to front and rear aspects. Exposed floorboards. Wall light point. Exposed wall timbers and ceiling beams. Open access to storage area. Latched door to:

EN-SUITE WC

Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Extractor.

BEDROOM 2

Leaded light effect windows to front and rear aspects. Fitted storage cabinets. Three built-in storage cupboards. Wall light point. Exposed wall timbers and ceiling beams. Radiator.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door with raised beds at either side. Enclosed by chain-link fencing with gated access.

REAR GARDEN

Block paved patio area. Timber sleeper steps leading to lawn. Two garden sheds. Mature shrubs. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Five bar gate providing access to driveway parking.

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.

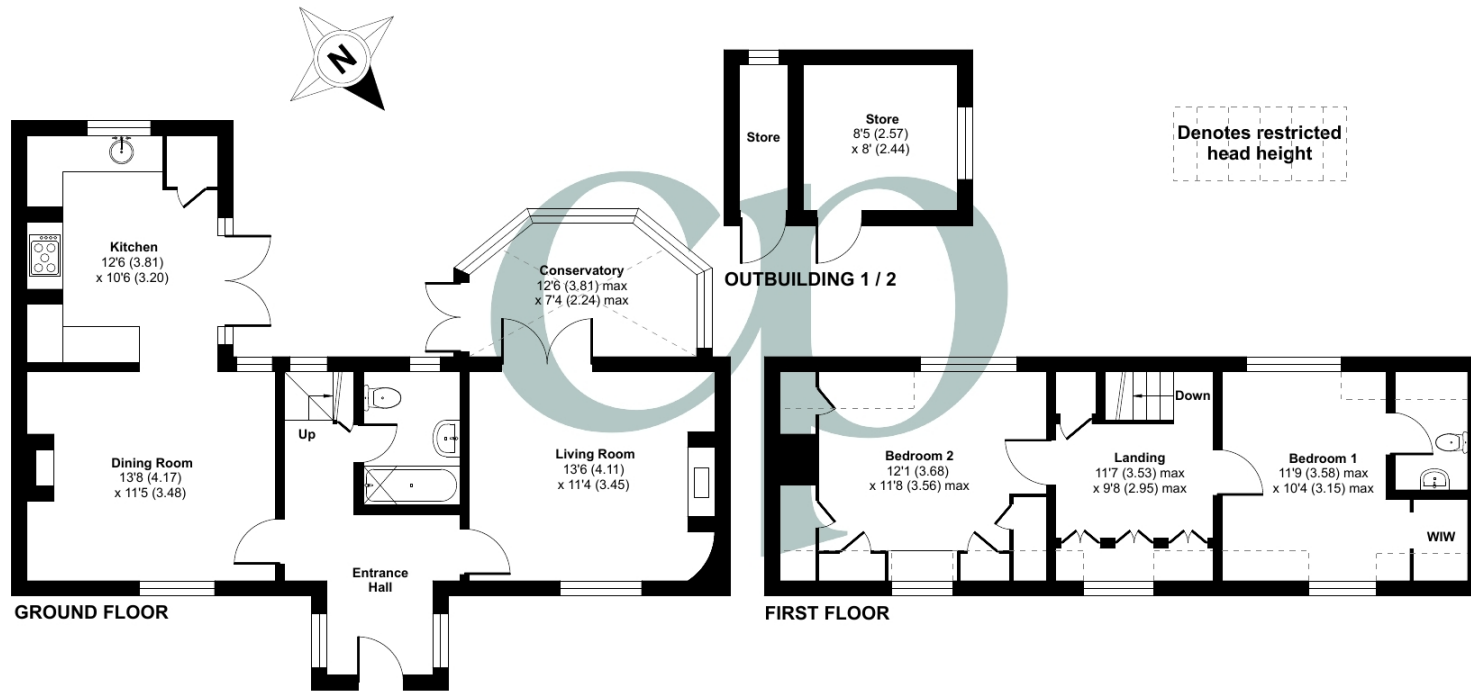
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1086 sq ft / 100.8 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Outbuilding = 89 sq ft / 8.2 sq m
 Total = 1218 sq ft / 112.9 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	71
England, Scotland & Wales		EU Directive 2002/91/EC	



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1149669

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Viewing by appointment only

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