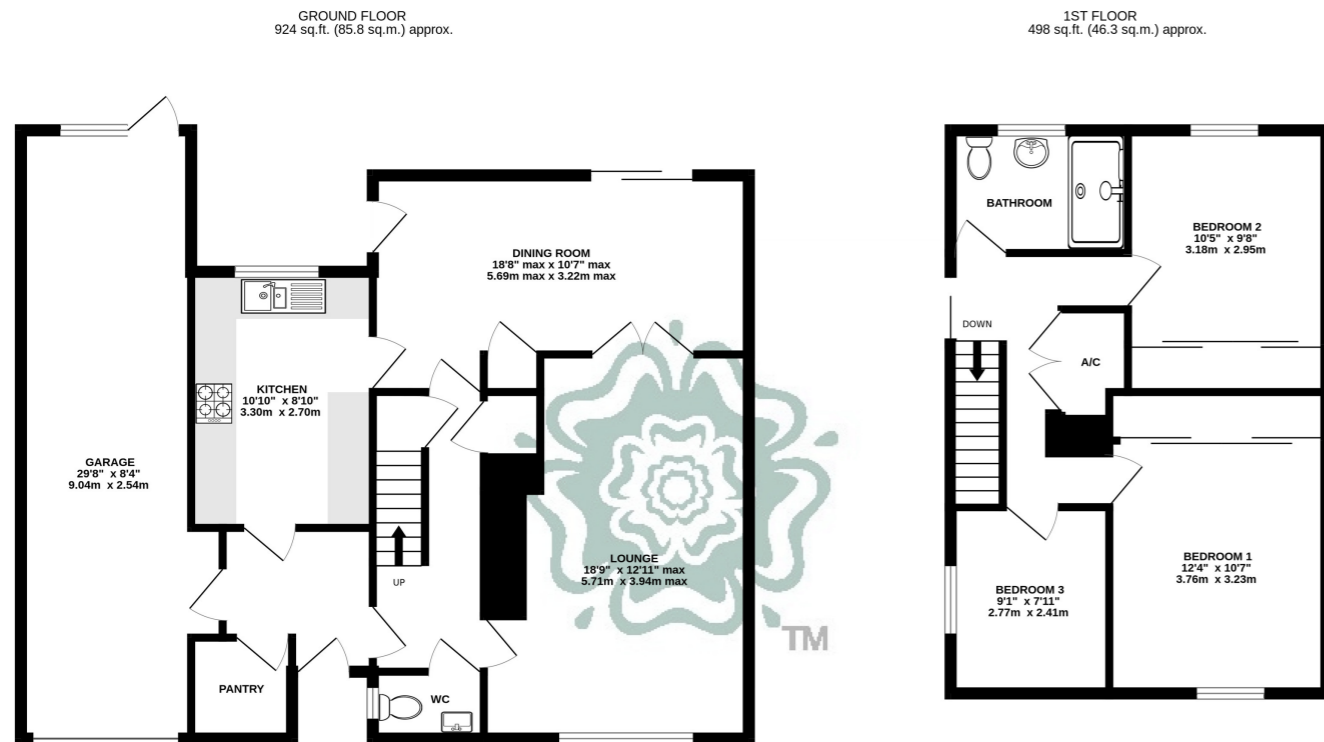


Floor Plans



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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8, Lammas Way

Amphill, Bedfordshire,
 MK45 2TR
 £475,000

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
 www.country-properties.co.uk



The perfect home for any growing family with potential to extend and become a four bedroom (subject to planning permission) in the future.

- Three bedrooms and a family bathroom.
- Ideally situated for local schools.
- West-facing rear garden.
- Lots of potential to extend over the garage (STPP).
- Integrated garage.
- Off-road parking for two cars with the potential for more.

Ground Floor

Entrance Porch

Composite entrance door to the front, access to kitchen, pantry and garage, door into:

Entrance Hall

Stairs rising to first floor, access to cloakroom, lounge and dining room.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, radiator.

Lounge

Max. 18' 9" x 12' 11" (5.71m x 3.94m) Gas feature fireplace, double glazed window to the front, radiator, double doors to:

Dining Room

Max. 18' 8" x 10' 7" (5.69m x 3.23m) Glazed door and sliding patio doors to the rear garden, storage cupboard, radiator.

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated split level oven, gas hob and extractor fan over, space and plumbing for dishwasher and fridge, double glazed window to the rear, radiator.

Pantry

Space for fridge and freezer.

First Floor

Landing

Access to part boarded loft with ladder, airing cupboard housing hot water tank and boiler, sliding patio door to terrace over garage.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

West facing, mainly laid to lawn with patio seating area, pond and greenhouse.

Garage

A large, integrated single garage with power and light.

Parking

Off-road parking for two cars.

Directions

From the centre of Amptill, take Dunstable Street towards Flitwick. Take the fourth left into Glebe Road and then the first right into Fallowfield. At the T-Junction, turn left and Lammas Way is the next turning on your right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Amptill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Amptill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Amptill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

