



# Sanderson Close

Westoning,  
Bedfordshire, MK45 5JP  
£400,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Set within a village cul-de sac, this detached family home with double garage is offered for sale with the benefit of no upper chain. The accommodation includes a 27ft (max) open plan living/dining room, dual aspect via a walk-in bay to front and patio door to rear. There is a fitted kitchen and cloakroom/wc, whilst the first floor features four bedrooms and a family bathroom. With a south-westerly aspect, the enclosed rear garden has lawn and patio seating areas with mature shrub borders. Accessed via the double garage is a versatile outbuilding with power, creating a useful office space or workshop, and off road parking is provided via the block paved driveway plus gravelled area to side. EPC Rating: C.

## LOCATION

Tucked away within the heart of this popular village, the High Street amenities including a general store with post office and a traditional butcher's shop are easily accessed via a convenient walk-way. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served via the M1 (J12) and rail stations at both Flitwick and Harlington (providing a service to St Pancras International within 50 mins), all within 2.1 miles. London Luton International Airport is within 14 miles.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via entrance door with opaque double glazed fanlight and canopy porch over. Radiator. Stairs to first floor landing with storage beneath. Tiled floor. Open access to kitchen. Doors to living/dining room and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, tiled splashback and storage beneath. Tiled floor.

### LIVING/DINING ROOM

Dual aspect via walk-in bay with double glazed window to front and double glazed patio door to rear. Radiator. Wood effect flooring.

### KITCHEN

Double glazed window to rear aspect. Part double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for range style oven, fridge/freezer and washing machine. Wall mounted gas fired combination boiler. Radiator. Tiled floor.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator.

### BEDROOM 2

Double glazed window to front aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### BEDROOM 4

Double glazed window to front aspect. Radiator.



## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring.

## OUTSIDE

### FRONT GARDEN

Laid to lawn. Mature hedging. Enclosed by picket fencing with gated access.

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio area leading to lawn. Shrub borders. Enclosed by timber fencing. Gated access to either side of property.

### DOUBLE GARAGE

Twin up and over doors. Opaque double glazed window to side aspect. Opaque glazed courtesy door to other side aspect. Power and light. Workbench. Eaves storage. Door to:

### OFFICE

Two windows to side aspect. Power.

### OFF ROAD PARKING

Block paved driveway providing off road parking for two vehicles in front of double garage. Further gravelled area to side providing additional parking, part enclosed by picket fencing.

Current Council Tax Band: D.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

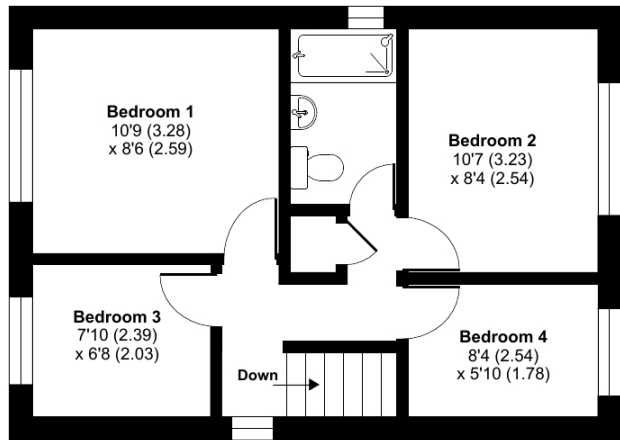
Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable). 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.

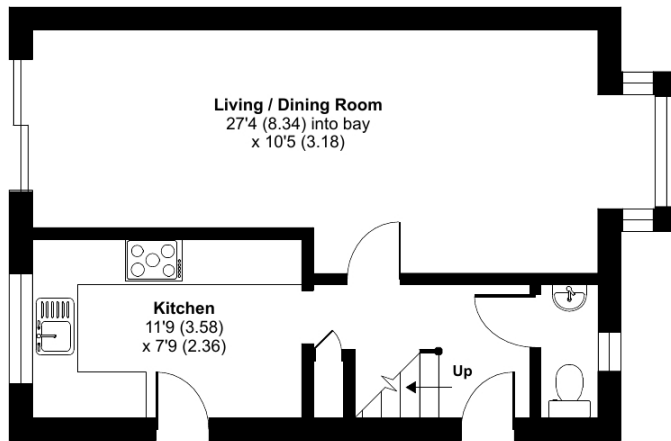
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



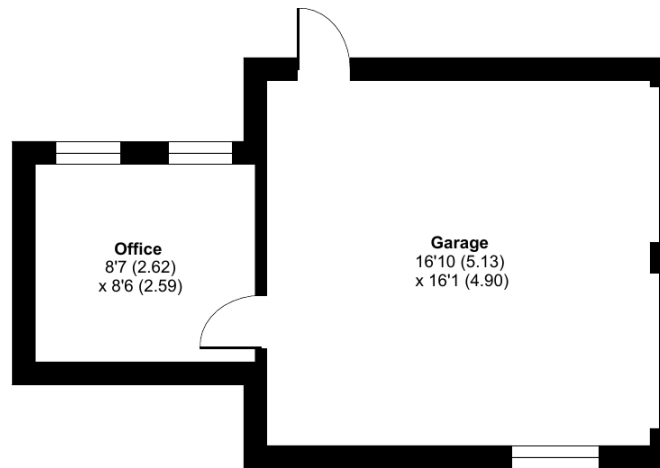
Approximate Area = 856 sq ft / 79.5 sq m  
 Garage = 269 sq ft / 24.9 sq m  
 Outbuilding = 83 sq ft / 7.7 sq m  
 Total = 1208 sq ft / 112.2 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	87
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: 1014008

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

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