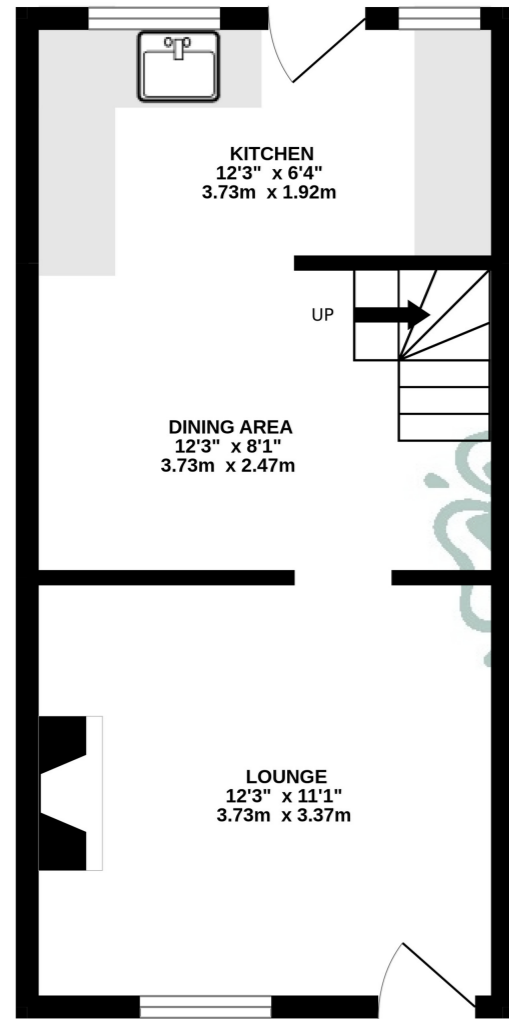
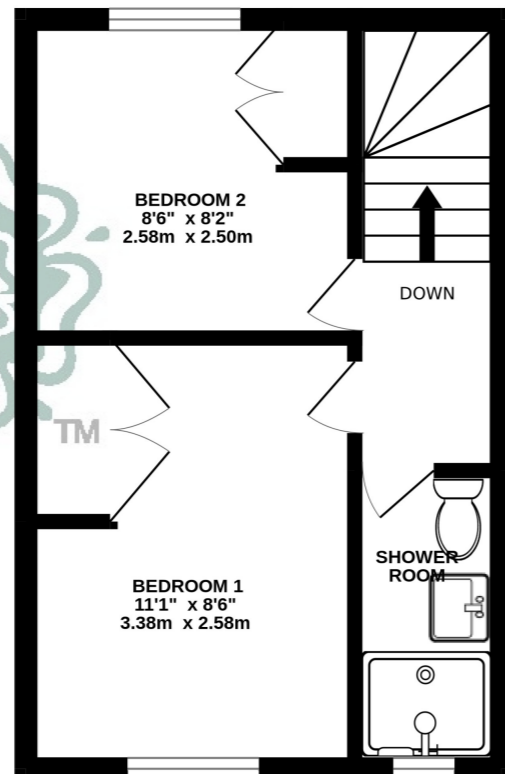


Floor Plans

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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67, Church Street

Lidlington, Bedfordshire,
MK43 0RJ
£290,000

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: amphyll@country-properties.co.uk
www.country-properties.co.uk



A beautifully presented 1860s cottage set in a traditionally popular village location, with two bedrooms and a bathroom upstairs, a kitchen/diner as well as separate lounge and circa 100ft south-west facing garden.

- Character features throughout with vintage style bathroom suite
- Handy for access to Junction 13 of M1, A421, A507 and the Bedford- Bletchley railway line
- Approximately 100ft established rear garden with right-of-way for neighbours across the back of the house
- Double Glazing And Gas Central Heating
- A short walk to the Lower school, Church and shops
- Smart modern kitchen with fitted fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood

Ground Floor

Lounge

12' 3" x 11' 1" (3.73m x 3.38m) Composite entrance door to the front, feature fireplace, double glazed window to the front, radiator.

Kitchen/Diner

Kitchen Area - 12' 3" x 6' 4" (3.73m x 1.93m)
Dining Area - 12' 3" x 8' 1" (3.73m x 2.46m) A range of base and wall mounted units with work surfaces over, countersunk stainless steel sink and drainer with mixer tap, tiling to splashbacks, built-in oven with gas hob and extractor fan over, integrated dishwasher, washing machine and fridge freezer, double glazed window to the rear, stairs rising to first floor, radiator.

First Floor

Landing

Access to boarded loft with ladder.

Bedroom One

11' 1" x 8' 6" (3.38m x 2.59m) Fitted wardrobes, double glazed window to the front, cast iron-style radiator.

Bedroom Two

8' 6" x 8' 2" (2.59m x 2.49m) Fitted wardrobes housing combi-boiler, double glazed window to the rear, radiator.

Bathroom

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

Outside

Front Garden

Brick wall boundary with pathway to front door and space for bin storage.

Rear Garden

A circa 100ft south-west facing garden, mainly laid to lawn with shingled and patio seating area, shed to remain, brick built outbuilding with power and light located in neighbours garden. There is a right-of-way across the rear of the property for neighbours.

Directions

Enter Lidlington into the High Street and turn into Church Street next to the Church. No.67 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

LIDLINGTON - Is a small Central Bedfordshire village surrounded by farmland in the Marston Vale. The village has, a pub, a hairdresser and a general store, plus a nearby lake with sporting facilities. The village lies between the main A421 Bedford to Milton Keynes road and the A507 Ampthill to Woburn Road. Lidlington railway station is on the Marston Vale Line, which gives good access to Bedford and Bletchley mainline stations. There is also good access for walkers along the Greensand Ridge long distance footpath. Nearby facilities and attractions include Milton Keynes Centre 11.9miles away, Flitwick train station with links to London 4.2miles. Nearby golf clubs include Woburn 7.8miles, Aspley and Woburn Sands 5miles and Millbrook golf club2.9miles. Bedford town centre is 9miles away and Woburn Forest Centre Parcs is just 3.6miles away.

