

country
properties

77, Mill Lane
Greenfield,
Bedfordshire, MK45 5DG
£575,000



Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
T: 01525 721000 | E: flitwick@country-properties.co.uk
www.country-properties.co.uk

country
properties

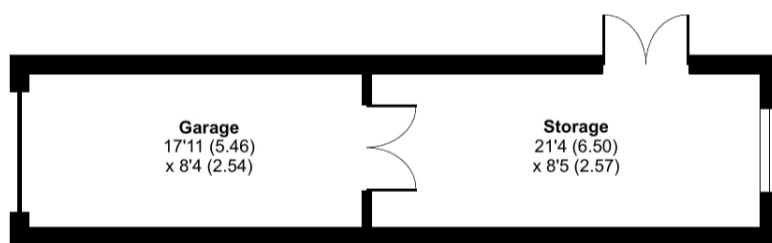
With no upper chain, this extended detached family home is pleasantly situated towards the end of a village cul-de sac, with footpath leading from the lane to the delightful countryside walks of Flitton Moor. With flexible entertaining space, the property offers a 20'10" living room with log burning stove and fitted kitchen/dining room with open access to a dual aspect family room. There is a ground floor cloakroom/WC, whilst the first floor features three bedrooms (the principal with en-suite shower room and all having the benefit of fitted storage) plus a family bathroom with four piece suite. In addition to the staircase, a lift provides access to the first floor. There is a generous garden of approx. 66ft x 34ft to the rear, whilst off road parking is provided via the gravelled driveway and large garage incorporating useful storage space. Flitwick's mainline rail station providing a direct service to St Pancras International is within just 1.7 miles. EPC Rating: C.



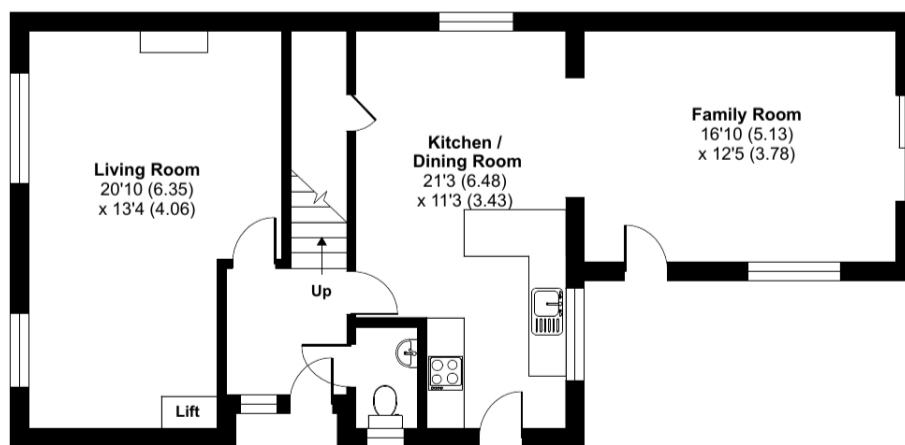
- NO UPPER CHAIN
- 20'10" living room with log burning stove
- Fitted kitchen/dining room
- Dual aspect family room
- Ground floor cloakroom/WC
- Lift access to first floor
- Three bedrooms (principal with en-suite)
- Four piece family bathroom
- Rear garden 66ft x 34ft approx.
- Garage with additional storage area

Approximate Area = 1454 sq ft / 135.1 sq m
 Outbuilding = 231 sq ft / 21.5 sq m
 Total = 1685 sq ft / 156.5 sq m
 For identification only - Not to scale

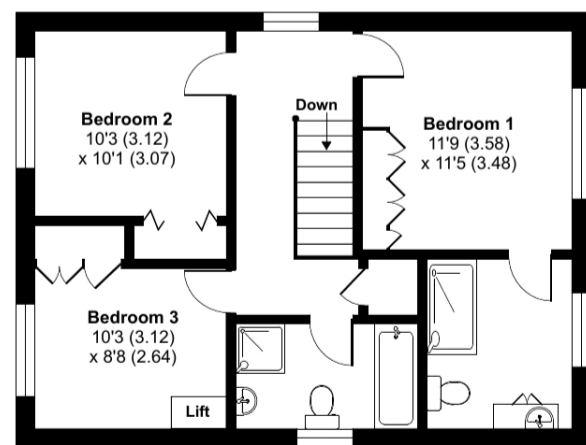
Floor Plans



OUTBUILDING



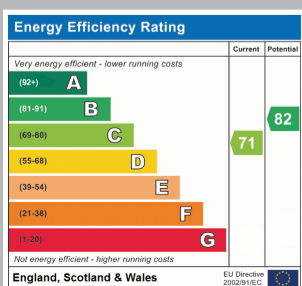
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Country Properties. REF: 1069899



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.



GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door with opaque double glazed sidelight and canopy over. Stairs to first floor landing. Radiator. Doors to living room, kitchen/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling.

LIVING ROOM

Two double glazed windows to front aspect. Feature log burning stove set on hearth. Two radiators. Lift to bedroom 3.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Opaque double glazed window to side aspect. Part opaque double glazed door to other side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven and hob with extractor over. Space for fridge/freezer, washing machine and dishwasher. Wall mounted gas fired boiler. Radiator. Part tiled/part parquet style flooring. Built-in under stairs storage cupboard. Archway to:

FAMILY ROOM

Double glazed sliding patio door to rear aspect. Double glazed window and part opaque double glazed door to side aspect. Radiator.



BEDROOM 1

Double glazed window to rear aspect. Radiator. A range of fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM

Double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap, storage beneath and mirror above. Wall tiling. Radiator. Recessed spotlighting to ceiling. Tile effect flooring.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in double wardrobe with bi-fold doors.

BEDROOM 3

Double glazed window to front aspect. Radiator. Built-in triple wardrobe with storage above. Lift from living room.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath with mixer tap, walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap, storage beneath and mirror above. Wall tiling. Recessed spotlighting to ceiling. Extractor. Heated towel rail. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Outside light and cold water tap.

REAR GARDEN

66' x 34' (20.12m x 10.36m) approx. Immediately to the rear of the property is a paved area leading to lawn. Various trees and shrubs. Outside lighting and power point. Enclosed by fencing with gated side access.

GARAGE & STORAGE

Metal up and over door. Power and light. Double doors to storage area at rear with double glazed window to rear aspect and double glazed French doors to side aspect leading to rear garden.

OFF ROAD PARKING

Gravelled driveway providing off road parking for several vehicles and access to garage.

Current Council Tax Band: F.

