Moor Lane

Flitwick,
Bedfordshire , MK45 5BB
£550,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached family home with double garage is pleasantly situated within a cul-de-sac location on the eastern outskirts of the town, nearing Flitwick Moor and Folly Wood. The well presented accommodation includes a 22ft (max) living room with patio door leading to the rear conservatory, dual aspect kitchen/breakfast room with a range of integrated appliances (as stated), separate triple aspect dining room, guest cloakroom/WC, four bedrooms (the master with en-suite facilities) and family bathroom. There is an enclosed garden to the rear with artificial lawn and patio seating areas, plus a double-width driveway to front. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed fanlight and canopy porch over. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to living room, kitchen/breakfast room and to:

GUEST 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. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed bay window to front aspect. Feature fireplace housing coal effect gas fire. Two radiators. Wood effect flooring. Double glazed sliding patio door to conservatory.

CONSERVATORY

Of part brick construction with double glazed windows and door to garden. Tiled floor. Ceiling light/fan. Power.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in AEG electric oven and Zanussi five ring gas hob with extractor over. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Breakfast bar. Radiator. Wall mounted gas fired boiler. Wood effect flooring. Open access to:

DINING ROOM

Triple aspect via double glazed windows to front, side and rear. Two skylights. Part opaque double glazed doors to side and rear aspects. Radiator. Wood effect flooring. Fitted storage.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Recessed spotlighting to ceiling with hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed bay window to front aspect. Fitted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin with mixer tap. Radiator. Tiled floor. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to artificial lawn with shrub borders. Further patio seating area. Covered store to side of property. Enclosed by timber fencing and brick walling with gated side access.

FRONT GARDEN

Mainly laid to lawn with shrub border. Pathway leading to front entrance door.

DOUBLE GARAGE

Two up and over doors. Opaque double glazed window and personal door to side aspect leading to rear garden. Power and light. Eaves storage.

OFF ROAD PARKING

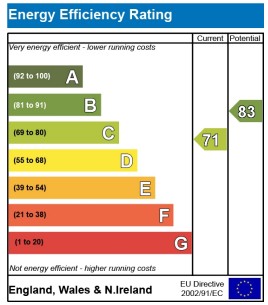
Driveway providing off road parking for two vehicles in front of double garage.

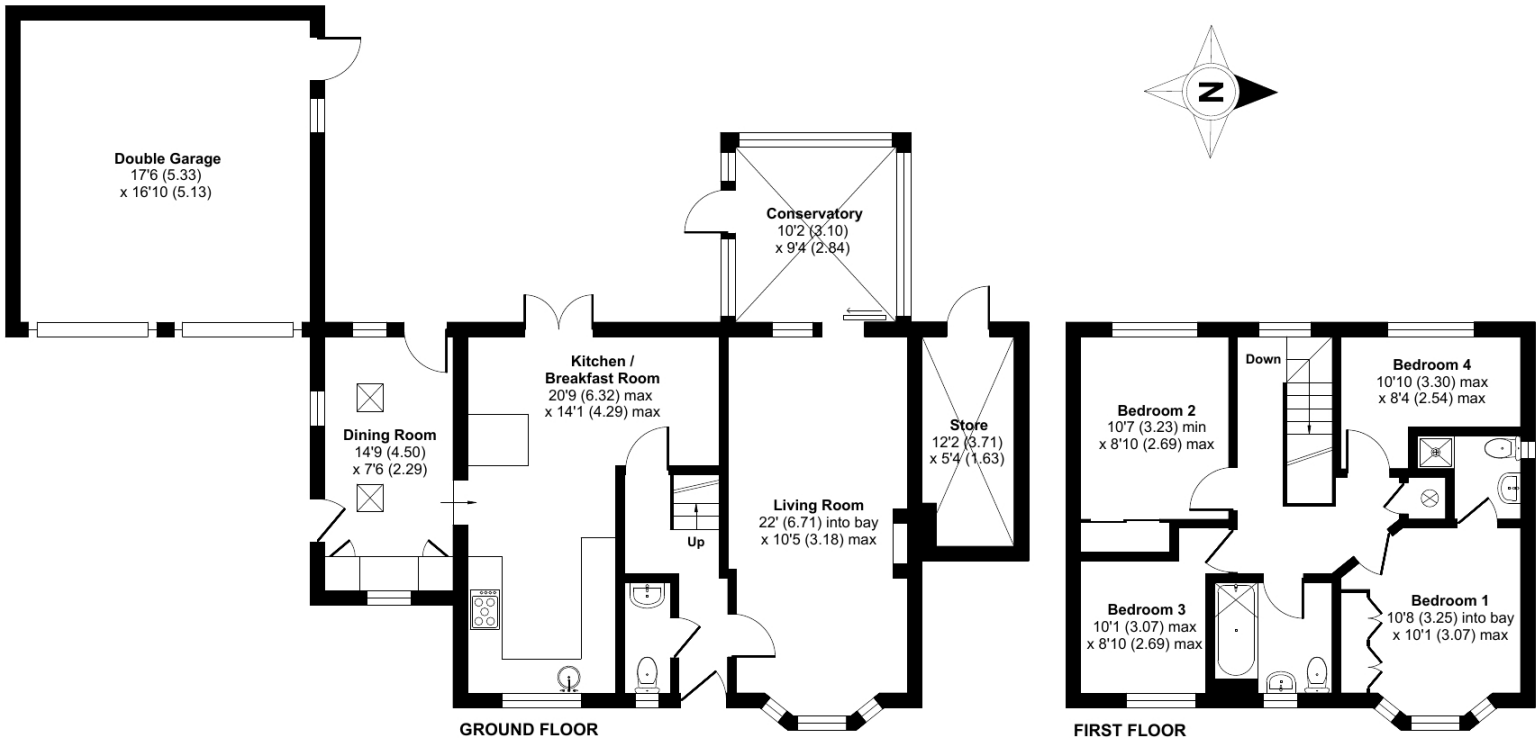
Current Council Tax Band: F.

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 = 1586 sq ft / 147.3 sq m (includes garage)
Outbuilding = 65 sq ft / 6 sq m
Total = 1651 sq ft / 153.3 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Country Properties. REF: 824233

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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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