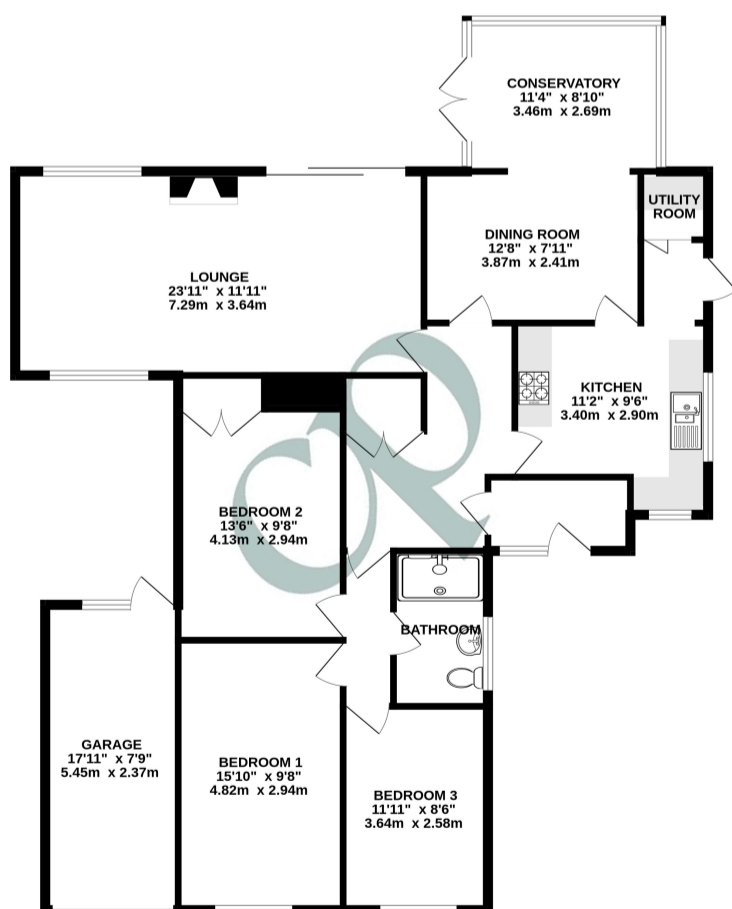




GROUND FLOOR  
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 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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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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



A wonderfully sized three bedroom bungalow – set on a large plot with multiple reception rooms, this future-proof home has so much to offer.

- Three double bedrooms.
- Garage and off-road parking.
- No onward chain.
- Large tiered garden, circa 100ft.
- Short distance to town centre and local amenities.
- Could benefit from some modernisation.

#### Ground Floor

##### Entrance Porch

UPVC window to front and door into entrance hall.

##### Entrance Hall

Storage cupboard, radiator.

##### Lounge

23' 11" x 11' 11" (7.29m x 3.63m) Gas feature fireplace, sliding patio door opening to rear garden, double glazed windows to the front and rear, two radiators.

##### Dining Room

12' 8" x 7' 11" (3.86m x 2.41m) Opening to conservatory, radiator.

##### Kitchen

11' 2" x 9' 6" (3.40m x 2.90m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven and gas hob with extractor over, space for appliances, door to side access, double glazed windows to the front and side, radiator.

##### Utility

A range of base and wall mounted units with work surfaces over, space for washing machine, gas combi-boiler.

##### Conservatory

11' 4" x 8' 10" (3.45m x 2.69m) French doors opening on to the rear garden.

##### Inner Hall

Access to boarded loft with ladder.

##### Bedroom One

15' 10" x 9' 8" (4.83m x 2.95m) Double glazed window to the front, radiator.

##### Bedroom Two

13' 6" x 9' 8" (4.11m x 2.95m) Fitted wardrobes, double glazed window to the side, radiator.

##### Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m) Double glazed window to the front, radiator.

##### Bathroom

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

##### Outside

##### Front Garden

Dwarf wall and shingled flower beds.

##### Rear Garden

A mature, tiered north-facing garden with patio seating area and steps up to the lawn area.

##### Garage

Up and over door, power and light.

##### Parking

Block paved driveway providing off-road parking.

##### Directions

Heading towards Flitwick from Ampthill town centre take the 3rd turning on the left into Glebe Road. Take the first turning on the right into Fallowfield. At the T junction turn right, number 8 is on your right hand side.

