

Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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24, Butler Drive

Lidlington, Bedfordshire,
MK43 0UQ
£289,995

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

COUNTRY PROPERTIES
PART OF HUNTERS

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Much more than meets the eye. A quite unique and spacious three bedroom family home with no onward chain.

- Set back from the road near a play area.
- Kitchen/diner and a good size lounge.
- Near excellent commuter links to A421, M1 J13 and nearby rail links.
- Master bedroom with ensuite and fitted wardrobes.
- Generous rear garden by modern standards.
- Secure gated parking, carport and driveway.

Ground Floor

Entrance Hall

Entrance door to front, door to lounge.

Cloakroom

A suite comprising of a wash hand basin, low level WC, tiling to splashbacks, radiator.

Lounge

Max. 17' 8" x 12' 9" > 12' 2" (5.38m x 3.89m) Two double glazed windows to front, stairs rising to first floor, radiator.

Kitchen/Diner

Max. 24' 7" x 12' 9" (7.49m x 3.89m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, tiling to splashbacks, gas hob and integrated oven, space for washing machine, space for table, French doors and double glazed window to rear, radiator.

First Floor

Landing

Airing cupboard housing hot water tank.

Bedroom One

14' 4" x 13' 2" (4.37m x 4.01m) Double fitted wardrobes, two double glazed windows to rear, radiator.

Ensuite

A suite comprising of a separate shower cubicle, wash hand basin, low level WC, double glazed window to rear.

Bedroom Two

14' 0" x 12' 2" (4.27m x 3.71m) Built-in wardrobe, double glazed window to front, radiator.

Bedroom Three

8' 7" x 7' 0" (2.62m x 2.13m) Double glazed window to front, radiator.

Bathroom

A suite comprising of a panelled bath, wash hand basin, low level WC, part tiling to walls, radiator, double glazed window to rear.

Agents Note

Please consider the measurements provided as a guide as due to the unique design, some of the rooms are not square.

Outside

Front Garden

Shrubs and bush borders, brick front wall with railings.

Rear Garden

Mainly laid to lawn, fully enclosed, patio area, rear access to parking area and carport.

Parking

Gated parking area with coded security access.

Carport

Door to rear access.

Directions

Entering Lidlington via the A507 into the High Street, drive through the village to the roundabout. Take the first exit then the next left into Butler Drive.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE 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 club 2.9miles. Bedford town centre is 9miles away and Woburn Forest Centre Parcs is just 3.6miles away.

