



Victoria Grove

Flitwick,
Bedfordshire, MK45 1GD
£525,000

country
properties

This modern link-detached family home offers beautifully presented accommodation to include a spacious entrance hall, living room with featured panelled wall and contemporary wall mounted electric fire, open plan kitchen/dining room complete with a range of integrated appliances (as stated) plus adjacent utility, and ground floor cloakroom/WC. There are five bedrooms on the first floor, the principal with en-suite shower room, plus a family bathroom. Enjoying a south-westerly aspect, the enclosed rear garden features an artificial lawn for ease of maintenance, plus decked and paved seating areas. A driveway provides off road parking, leading through a covered carport to the garage beyond (which is currently divided by a partition wall). Pleasantly situated on a modern development towards the town outskirts, yet within 0.9 miles on foot of the range of amenities at its heart including lower and middle schools, large supermarket and mainline rail station providing a direct link to London St Pancras in just 50 mins. EPC Rating: B.

- Living room with contemporary panelled wall
- Fitted kitchen/dining room with a range of integrated appliances (as stated)
- Useful utility plus cloakroom/WC
- Five bedrooms (principal with en-suite)
- First floor family bathroom
- Rear garden with south-westerly aspect & artificial lawn
- Part covered driveway
- Garage (currently divided by a partition wall)



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Stairs to first floor landing with fitted storage/seating and built-in storage cupboard beneath. Radiator. Floor tiling. Doors to kitchen/dining room, cloakroom/WC and to:

LIVING ROOM

Double glazed window to front aspect. Feature panelled wall. Wall mounted contemporary electric fire. Radiator.

KITCHEN/DINING ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Built-in double oven. Integrated dishwasher and fridge/freezer. Breakfast bar with additional storage beneath. Radiator. Floor tiling. Extractor fan. Door to:

UTILITY

Base mounted units incorporating integrated washing machine with work surface area over. Radiator. Floor tiling. Extractor fan.

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Floor tiling. Extractor.

FIRST FLOOR

LANDING

Radiator. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring. Extractor fan.



BEDROOM 2

Dual aspect via double glazed windows to front and rear. Two radiators.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

BEDROOM 5

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Panelled bath, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring. Extractor fan.

OUTSIDE

FRONT GARDEN

Laid to decorative stone chippings with inset shrubs. Paved pathway leading to front entrance door. Outside light.



REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio with retractable awning to create a shaded seating area. Paved pathway leading to garage courtesy door. Outside light. Remainder mainly laid to artificial lawn with raised decked seating area. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Part double glazed courtesy door to rear garden. (Please note that the garage is currently divided by a partition wall, removal of which would be required to accommodate a vehicle).

CARPORT/OFF ROAD PARKING

Driveway to side providing off road parking, part covered by carport.

Current Council Tax Band: D.
Estate/Management Charge: £70.69 half yearly (£141.38 per annum).
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.





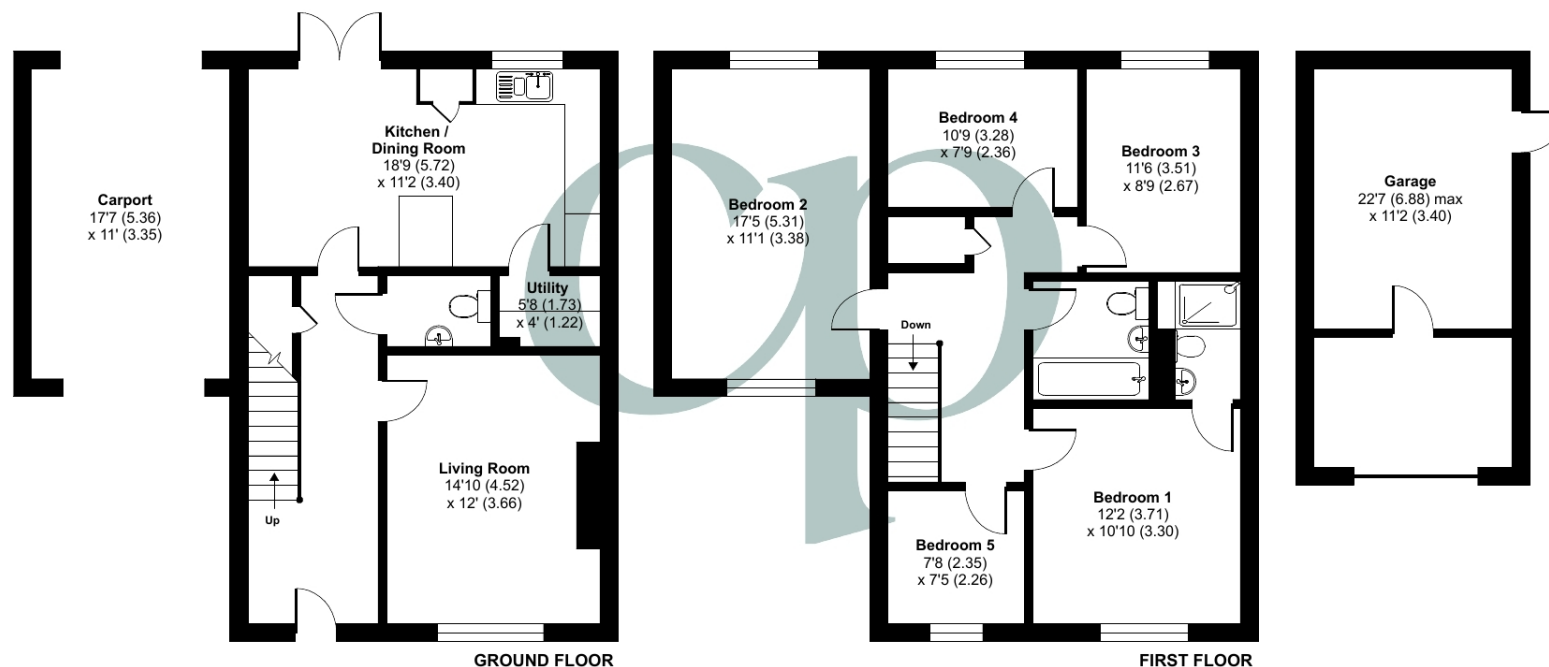


Approximate Area = 1455 sq ft / 135.1 sq m

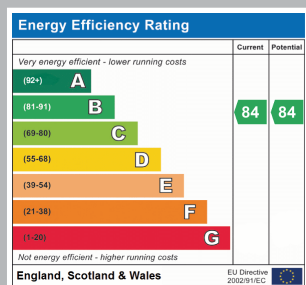
Garage = 251 sq ft / 23.3 sq m

Total = 1706 sq ft / 158.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1324738



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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