



Nene Road

Flitwick,  
Bedfordshire, MK45 1SG  
£210,000

country  
properties



Set in the popular 'Rivers' area of town, this cluster home has the benefit of an enclosed rear garden with south-easterly aspect, plus allocated parking for two vehicles. The ground floor features an open plan kitchen/living room leading directly into the conservatory, providing zones for cooking, dining and relaxing. There is a double bedroom with fitted wardrobes to the first floor, along with a bathroom. The town centre amenities, including mainline rail station with a direct service to St Pancras International are within just 0.6 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via part opaque glazed entrance door with matching sidelight. Cupboard housing gas and electric meters. Wood effect flooring. Opaque glazed door to:

### OPEN PLAN KITCHEN/LIVING ROOM

Opaque double glazed window to rear aspect. A range of base and wall mounted kitchen units with work surface areas incorporating circular sink and drainer with mixer tap, and electric hob with extractor over. Tiled splashbacks. Built-in electric oven. Space for washing machine and fridge/freezer. Stairs to first floor landing with built-in cupboard beneath. Part wood effect/part tile effect flooring. Radiator. Recessed spotlighting to ceiling. Open access to:

### CONSERVATORY

Double glazed windows and French doors to rear garden. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to bathroom and to:

### BEDROOM

Double glazed window to rear aspect. Fitted wardrobes. Built-in cupboard housing gas fired boiler. Radiator.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and electric shower over, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Tile effect flooring.

## OUTSIDE

### REAR GARDEN

French doors from the conservatory lead out to a gravelled patio area. Remainder mainly laid to lawn. Two garden sheds. Mature tree. Enclosed by timber fencing with gated side access. South-easterly aspect.





## OFF ROAD PARKING

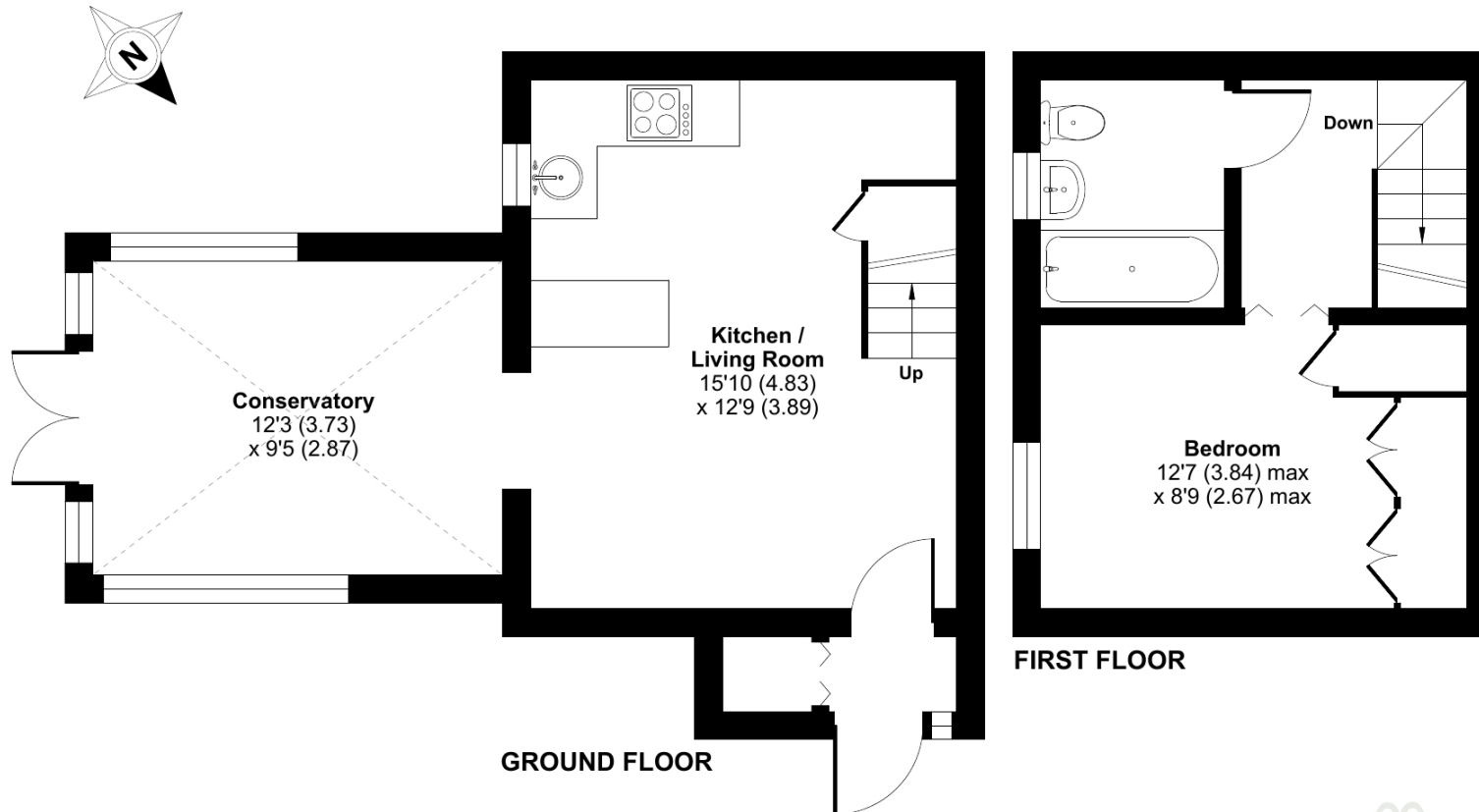
Allocated parking for two vehicles, laid to block paving.

Current Council Tax Band: B.



Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	59	76
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1050581



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 | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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