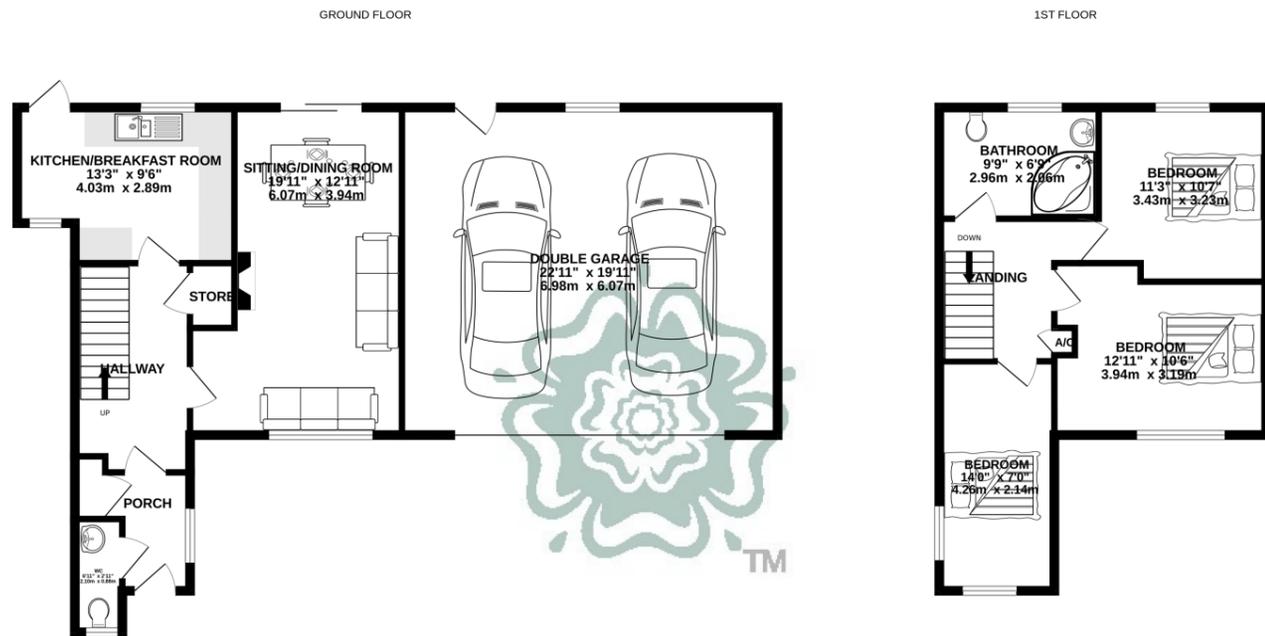


# Floor Plans



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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## 24, Luton Road

Wilstead, Bedfordshire,

MK45 3EX

OIEO £375,000

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



An excellent opportunity to purchase this three bedroom detached house with planning permission for further extensions. Situated on a corner plot in the popular village of Wilstead with no onward chain.

- Large double garage and ample off road parking
- Kitchen/Breakfast Room
- Family bathroom
- 21ft Lounge
- Three double bedrooms
- Planning permission available online and in the Amptill branch

### Ground Floor

#### Entrance Hall

Tiled floor, front entrance door, built in cupboard, radiator, double glazed window to side.

#### Cloakroom

Wash hand basin, low level WC, double glazed window to front, radiator, tiled splashback areas, tiled floor.

#### Lounge/Diner

21' 0" x 10' 3" extending to 12'10" (6.40m x 3.12m) Feature fireplace, double glazed window to front, double glazed patio doors to rear, radiator, coving to ceiling.

#### Kitchen/Breakfast Room

13' 4" x 9' 7" (4.06m x 2.92m) A range of base and wall mounted units with work surfaces over, one and a half bowl sink drainer unit, tiling to splashbacks over, door to conservatory, double glazed window to front and rear, radiator.

#### Conservatory

Singled glazed construction.

### First Floor

#### Landing

Double glazed window to side, radiator, access to loft, airing cupboard.

#### Bedroom One

13' 1" x 10' 01" (3.99m x 3.07m) Double glazed window to front, radiator.

#### Bedroom Two

11' 4" x 9' 01" (3.45m x 2.77m) Double glazed window to rear, radiator.

#### Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m) Double glazed window to front and side, radiator.

#### Bathroom

A suite comprising paneled bath with shower over, wash hand basin, low level WC, part tiled walls, radiator. Double glazed window to rear.

### Outside

#### Front Garden

Shrubs and flower beds, brick wall.

#### Parking & Double Garage

Double garage with electric up and over door, carriage driveway providing ample block paved parking.

#### Rear Garden

A good size lawn area with mature shrubs and flower beds, crazy paved patio area, outside light, 15'2" x 7'3" potting shed, single converted garage ideal for a home office or gym.

