



Sheepfold Hill

Flitwick,
Bedfordshire, MK45 1BT
£325,000

country
properties

Having potential to extend (subject to planning), this chain-free semi detached home features a generous rear garden and driveway parking. The accommodation includes a 24ft living/dining with feature fireplace, fitted kitchen leading to family room and cloakroom/WC. All three bedrooms have the benefit of fitted wardrobes and there is a first floor family bathroom. The town centre amenities, including mainline rail station, are within just 0.5 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via opaque glazed entrance door. Radiator. Stairs to first floor landing. Doors to kitchen and to:

LIVING/DINING ROOM

Two double glazed windows to front aspect. Feature fireplace housing coal effect gas fire. Two radiators.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Space for cooker and washing machine. Breakfast bar. Tiled floor. Built-in under stairs storage cupboard. Open access to:

FAMILY ROOM

Dual aspect via double glazed windows to side and rear. Part opaque glazed door to side leading to rear garden. Radiator. Wall mounted boiler. Fitted storage cupboard. Door to:

CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: WC and wash hand basin. Radiator.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, drawers and dressing table.

BEDROOM 2

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes and drawers.

BEDROOM 3

Double glazed window to rear aspect. A range of fitted furniture including wardrobes and drawers. Radiator.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with electric shower over, WC and pedestal wash hand basin. Wall tiling. Radiator.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn. Part enclosed by mature hedging.

REAR GARDEN

Mainly laid to lawn. Paved patio area. A variety of mature shrubs. Garden shed. Enclosed by timber fencing with gated side access.

OFF ROAD PARKING

Driveway to side providing off road parking.

Current Council Tax Band: C.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

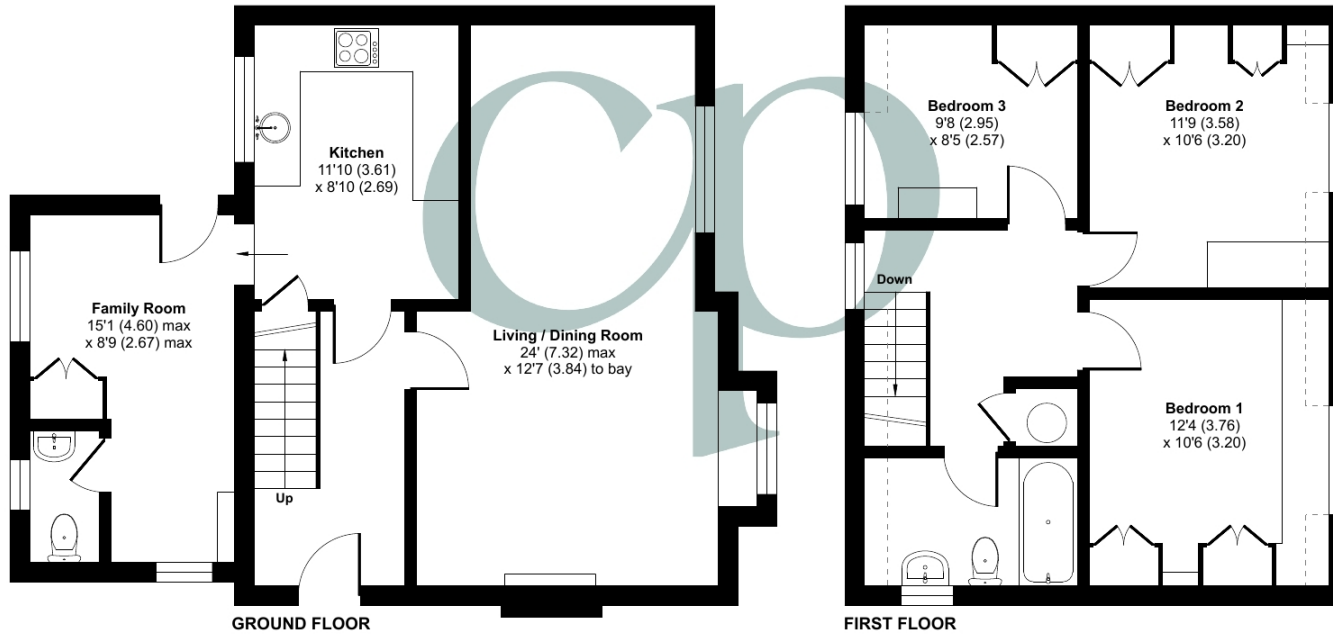




Approximate Area = 1075 sq ft / 99.8 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1107 sq ft / 102.7 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1118698

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

Viewing by appointment only

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