



Manor Court

Manor Gardens, Westoning,
Bedfordshire, MK45 5GB

£525,000

country
properties

Part of an attractive courtyard style development, set around a central pond and overlooking the impressive Westoning Manor and its attractive grounds, with delightful countryside walks at the end of neighbouring Church Road. This lovely home offers well presented accommodation, with both the living room and open plan kitchen/dining room extending to 19ft in length and offering direct access to the part walled rear garden via French doors and bi-fold doors. There is also a ground floor cloakroom/WC, whilst the first floor features three bedrooms (the master with a range of fitted wardrobes and en-suite bathroom) plus a shower room. The property also benefits from off road parking for two vehicles. EPC Rating: C.

LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. Flitvale Garden Centre is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (approx. distance 1.8 miles and 2.2 miles respectively) with trains to London St Pancras within 45 minutes. Junction 12 of the M1 is approx 2.2 miles and London Luton International Airport is within 14 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via recessed open porch and front entrance door with opaque glazed leaded light effect insert. Stairs to first floor landing. Radiator. Built-in storage cupboard. Doors to living room, kitchen/dining room and to:

GUEST CLOAKROOM/WC

Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Extractor. Radiator. Tiled floor.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed window and French doors to rear. Chimney breast housing living flame effect gas stove, set on tiled hearth. Two radiators. Television point.

KITCHEN/DINING ROOM

Dual aspect via two double glazed windows to side and double glazed triple bi-fold doors to rear. A range of base and wall mounted units with under lighting and work surface areas incorporating sink with mixer tap and electric ceramic hob with extractor over. Built-in oven and microwave. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing gas fired boiler. Radiator. Tiled floor. Television point. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Radiator. Built-in airing cupboard housing water tank. Doors to all bedrooms and shower room.

BEDROOM 1

Two double glazed windows to side aspect. Double glazed skylight. A range of fitted wardrobes. Radiator. Door to:



EN-SUITE BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Heated towel rail. Tiled floor. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed skylight. Walk-in storage cupboard. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower with wall mounted shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to lawn with central pathway leading to front entrance door. Shrub borders. Cold water tap. Gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading up to raised lawn with shrub borders. Outside lighting. Useful garden store with power and light. Enclosed by fencing and walling with gated side access.

OFF ROAD PARKING

Two allocated parking spaces around central pond within courtyard area.

Current Council Tax Band: E.
Estate/Maintenance Charge: £275 per annum.

Please be advised that the property has been underpinned (2004).

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.

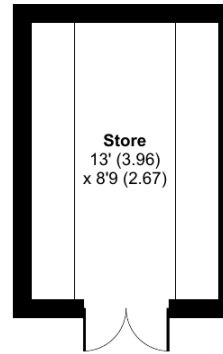
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



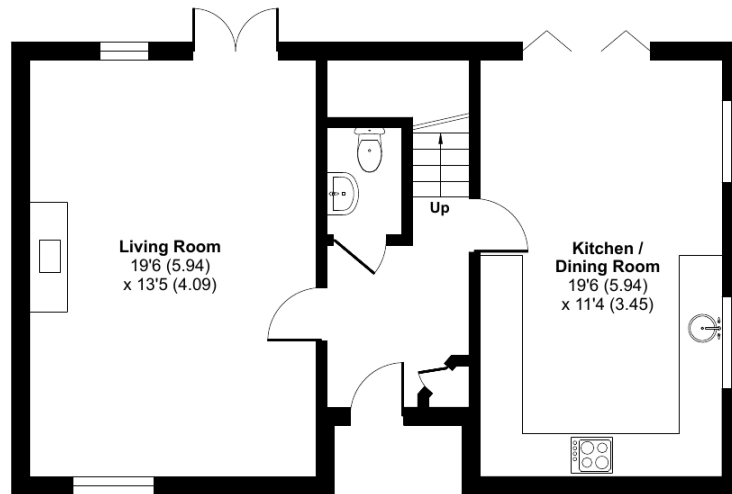


Approximate Area = 1178 sq ft / 109.4 sq m
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Outbuilding = 114 sq ft / 10.6 sq m
 Total = 1335 sq ft / 124 sq m
 For identification only - Not to scale

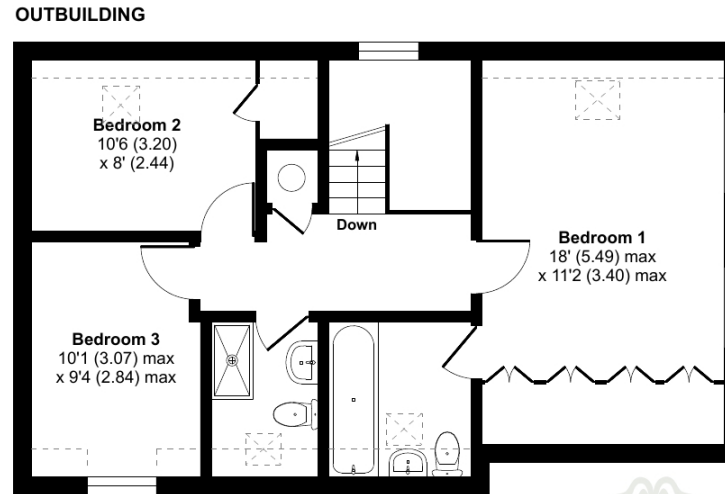


Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 814301



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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