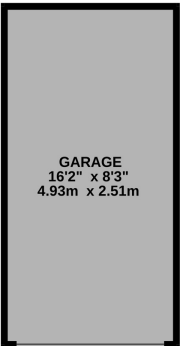




GARAGE
0 sq.ft. (0.0 sq.m.) approx.

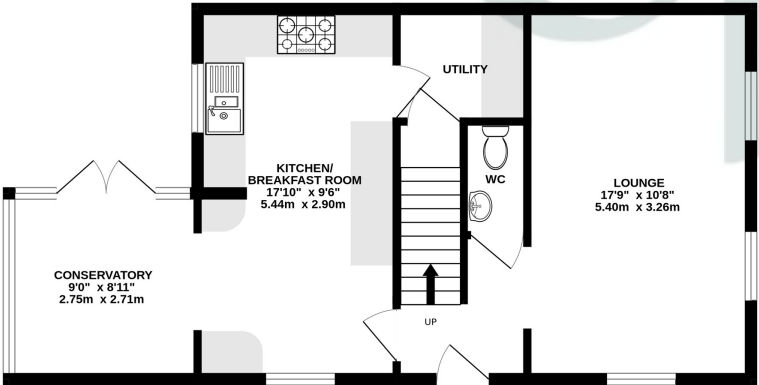


TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

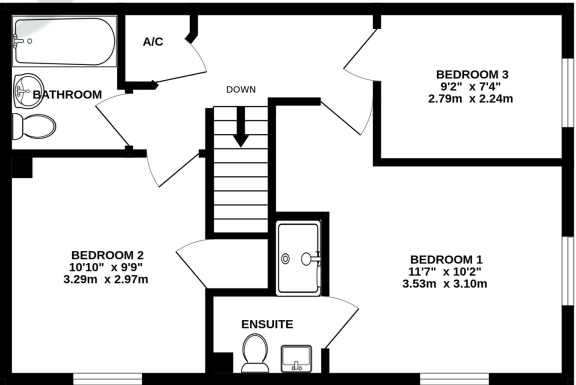
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	71
(81-91)	B	
(69-80)	C	83
(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
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



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

A stunning example of how a three bedroom end of terrace home should be! Beautifully presented and just off the main high street opposite a tree-filled green, this property really ticks all the boxes!

- 3 good sized bedrooms and 2 bathrooms.
- Village centre location, close to all local amenities.
- Great commuter location with the M1, A421 and Lidlington train station.
- Garage and parking space to the rear, electrically gated.
- Open plan living with additional lounge.
- Ground floor WC and separate utility.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

17' 9" x 10' 8" (5.41m x 3.25m) Double glazed windows to the front and side, two radiators.

Kitchen/Breakfast Room

17' 10" x 9' 6" (5.44m x 2.90m) A range of base and wall mounted units with work surfaces over and breakfast bar, 1.5 basin composite sink and drainer with mixer tap, integrated Range cooker and extractor, space for American style fridge freezer and dishwasher, double glazed windows to the front and side, radiator, opening to:

Conservatory

9' 0" x 8' 11" (2.74m x 2.72m) French doors opening to the garden, radiator.

Utility

A range of base and wall mounted units with work surfaces over, under stairs cupboard, space for washing machine and tumble dryer.



First Floor

Landing

Access to boarded loft with ladder (housing gas boiler), airing cupboard housing hot water tank, radiator.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m) Double glazed windows to the front and side, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to the front, cupboard over the stairs, radiator.

Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Part-walled rear garden, mostly lawn with patio area and access to garage.

Parking

Electric gates at the rear open to the garage and parking space in front of the garage.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

