



Swallow Close

Flitwick,
Bedfordshire, MK45 1RL
£350,000

country
properties

Situated in a well-established neighbourhood, the property is within a 0.5 mile walk of schools, shops, park and mainline rail station which provides a direct service to St Pancras International, ideal for commuters. The well presented accommodation includes a spacious 19ft open plan living/dining room with French doors leading directly to the attractive rear garden with desirable south-easterly aspect, and fitted kitchen with built-in double oven, hob and extractor. Upstairs there are three bedrooms (two with useful built-in wardrobes) and a family bathroom. Parking is provided via the part integral garage and block paved driveway. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed leaded light effect insert. Stairs to first floor landing. Warm air vent. Doors to living/dining room and to:

KITCHEN

Double glazed leaded light effect window to front aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Tiled splashbacks. Built-in double oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Warm air vent.

LIVING/DINING ROOM

Double glazed leaded light effect window and French doors with matching sidelights to rear aspect. Feature fireplace surround. Warm air vent. Built-in under stairs storage cupboard. Warm air vent.

FIRST FLOOR

LANDING

Hatch to part boarded loft with ladder and light. Warm air vent. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to rear aspect. Warm air vent. Built-in double wardrobe.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Warm air vent. Built-in double wardrobe.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Wall mounted electric heater.



FAMILY BATHROOM

Opaque double glazed leaded light effect window to front aspect. Three piece suite comprising: Corner bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

Lawn area with shrub border. Block paved pathway leading to front entrance door. Outside lighting and cold water tap. Gated side access.

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a block paved patio area, with block paved pathway extending alongside the lawn to a timber garden shed. Shrub borders. Enclosed by fencing with gated side access.

GARAGE

Metal up and over door. Power and light. Wall mounted fuse box.

OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

Council Tax Band: C.



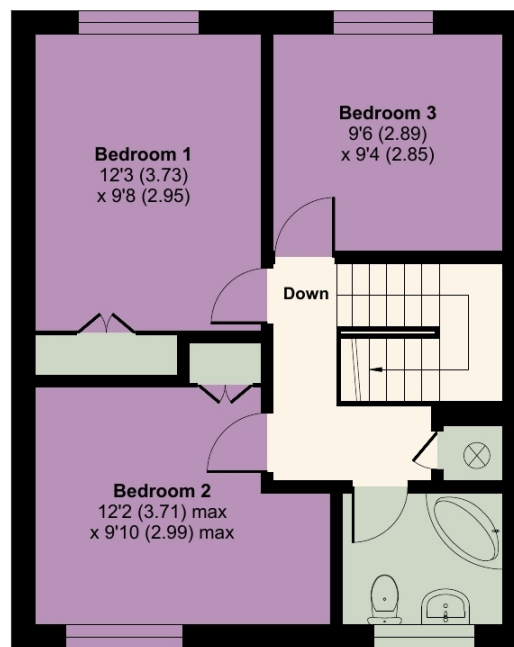
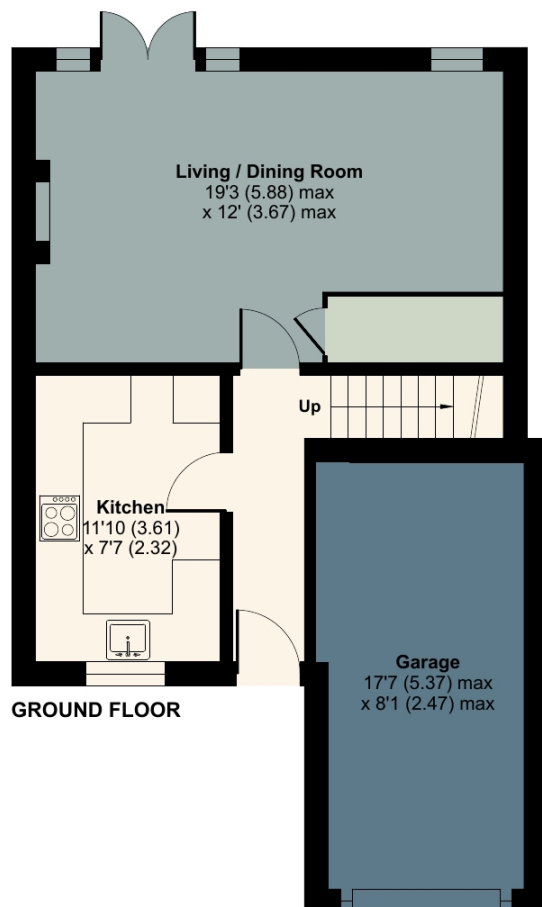


Approximate Area = 865 sq ft / 80.3 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1007 sq ft / 93.4 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	71
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		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1448944



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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