

Love Homes

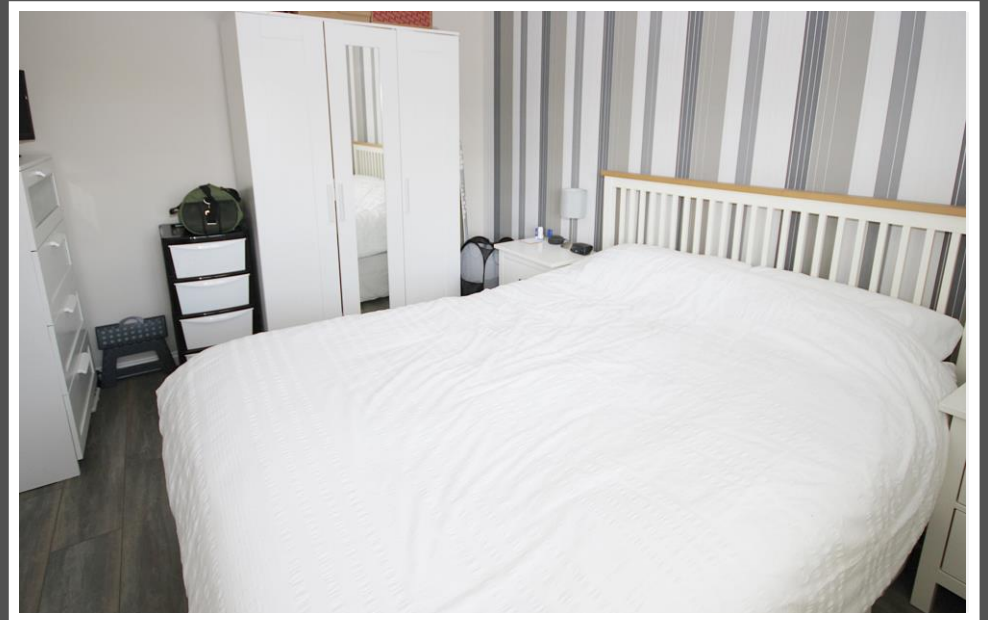


The Paddocks, Flitwick, Bedfordshire MK45 1XF

This two bedroom cluster home is ideal for first time buyers or as a buy-to-let. It's spacious layout provides two double bedrooms, 11'7 kitchen and a light & airy living room with bay window.

The property benefits from a refitted kitchen, refitted shower room complete with an extra wide shower, double glazed windows and has redecorated in lovely natural tones throughout.

Externally is a small garden area leading to off road parking. An ideal opportunity to get on the property ladder!



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.2m



2



1



1

Tenure: Freehold

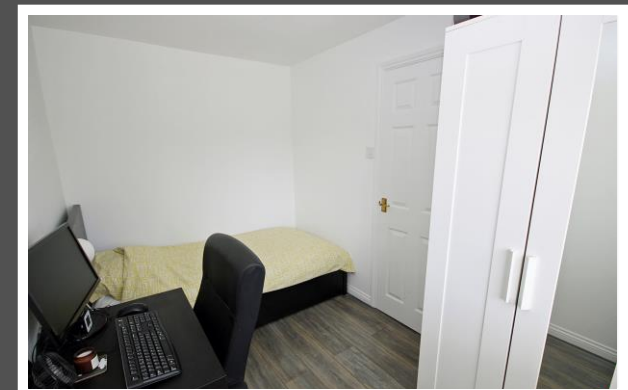
Council Tax: B



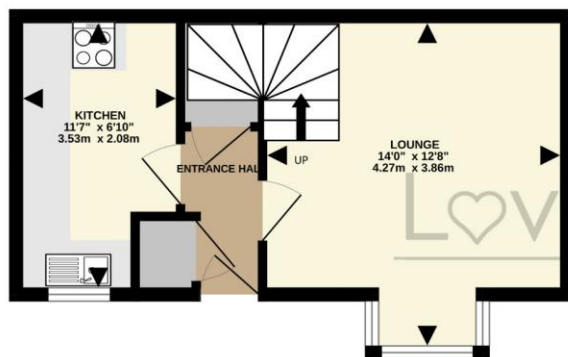
Flitwick offers a variety of amenities and quality schools. The town benefits from Tesco and Audi supermarkets with a Waitrose in neighbouring Ampthill. A new leisure centre was built in 2016 featuring a swimming pool, gym, Costa and various sports facilities.

For education, Flitwick is well-served by several reputable schools. Lower schools such as Flitwick Lower School and Templefield Lower School provide a strong foundation for young learners. Woodside Middle School Academy which then feeds into Redborne Upper School & Community College in nearby Ampthill. Additionally, there are several nurseries and pre-schools available, ensuring quality early years education.

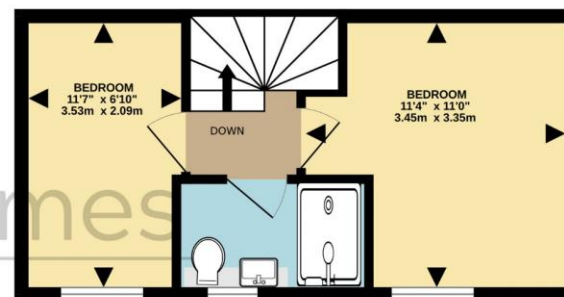
The town is also well-connected, with Flitwick railway station offering regular services to London and Bedford, with the fast train reaching St Pancras in around 40 minutes. With its blend of amenities, educational facilities, and transport links, Flitwick is a well-rounded community for residents of all ages.



GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.
 Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING
TO FOLLOW



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