

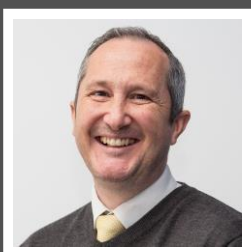
# Love Homes



Sand Road, Flitton, Bedfordshire MK45 5DT



A bright entrance hall welcomes you, leading to reception rooms and a handy downstairs shower room. The spacious, triple-aspect living room (23+ ft) is filled with natural light, featuring a fireplace and patio doors to the landscaped rear garden. The 17'10" kitchen/breakfast room boasts ample work surfaces, an induction hob, integrated appliances, and a rear lobby. A separate dining room includes a bay window and fireplace. Upstairs, four bedrooms with built-in storage and a family bathroom complete the layout. The 110' x 60' south/west-facing garden offers a patio, lush lawn, and access to a double garage. A large driveway provides ample parking.



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.



2.2m



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2



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Tenure: Freehold Council Tax: C



Selling properties in **Flitwick**, Silsoe, **Amphill**, Toddington, **Barton Le Clay**, Clophill and surrounding villages







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The villages of Flitton and Greenfield are perfect for those looking for village life, surrounded by fields but with the convenience of nearby transport links and modern facilities. Greenfield and Flitton are just 1.5 miles (approx.) from Flitwick with an excellent mainline rail service into St Pancras in under 45 minutes, and the M1 (Junction 12) is just 4 miles away.

Greenfield and Flitton boasts public houses with a highly regarded lower school in Greenfield, along with delightful nearby countryside walks. With a church in the heart of Flitton. Further nearby facilities include a modern leisure centre in Flitwick and the historic Georgian market town of Ampthill, with a Waitrose supermarket,

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GROUND FLOOR  
1030 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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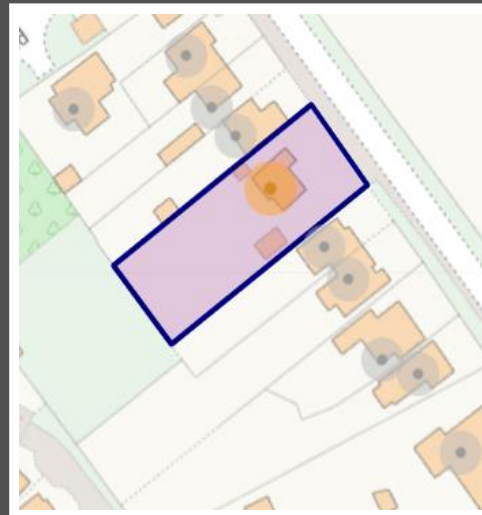
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC RATING TO FOLLOW**

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY  
Tel: 01525 713111

Email: [flitwick@lovehomes.uk](mailto:flitwick@lovehomes.uk)

[www.lovehomes.uk](http://www.lovehomes.uk)



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