

Love Homes



Newlands Road, Westoning, Bedfordshire, MK45 5LD

Step inside this spacious, inviting home featuring a front-facing kitchen with built-in appliances and modern fittings. At the rear, a stunning 19ft11 x 14ft11 open-plan lounge/diner offers plenty of space to relax or entertain. A separate family/playroom adds flexibility, ideal for a home office or kids' area. Additional perks include a ground floor W.C., utility room, and a generous bathroom perfect for unwinding or future customization. Outside, enjoy a south/east-facing garden and off-road parking for two vehicles on the front driveway—perfect for modern family living.



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

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



1.9m

Tenure: Freehold



3



2

Council Tax: D



1



Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting to the esteemed Harpur Trust private schools in Bedford. Nearby Flitwick, Toddington, and Ampthill provide additional shopping and leisure options. Larger shopping facilities are available at Milton Keynes which is typically about a 30 minute drive away.

For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached in a 20 minute drive.





TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
Made with Metapic 60025

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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