

Love Homes



The Paddocks, Flitwick, Bedfordshire, MK45 1XF

This well-presented property features a bright, airy living room with a charming bay window and a modern, well-equipped kitchen. Upstairs, two comfortable bedrooms and a contemporary bathroom provide practical family living. The home benefits from double glazing and modern programmable wall-mounted electric heaters, ensuring warmth and efficiency. Outside, an allocated parking space adds convenience and value. Ideal for first-time buyers or investors, this property combines comfort, style, and practicality in a sought-after location.



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.



1.0m



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Tenure: Freehold Council Tax: B



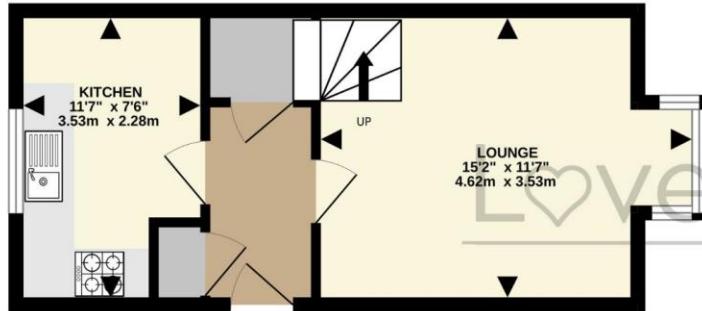
Flitwick offers a variety of amenities and quality schools. The town benefits from Tesco and Aldi supermarkets with a Waitrose in neighbouring Ampthill. A new leisure centre was built in 2016 featuring a swimming pool, gym, Costa and various sports facilities.

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.

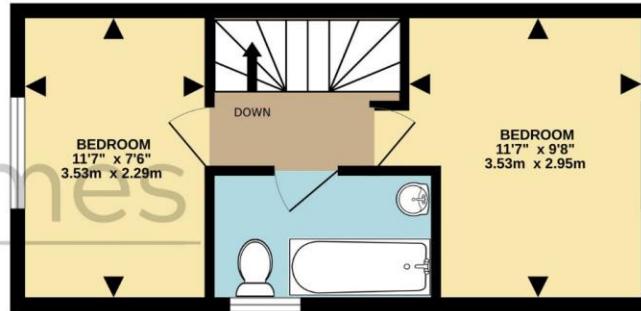
The town is also well-connected, with Flitwick railway station offering regular services to London and Bedford, with the fast train reaching St Pancras in around 40 minutes.



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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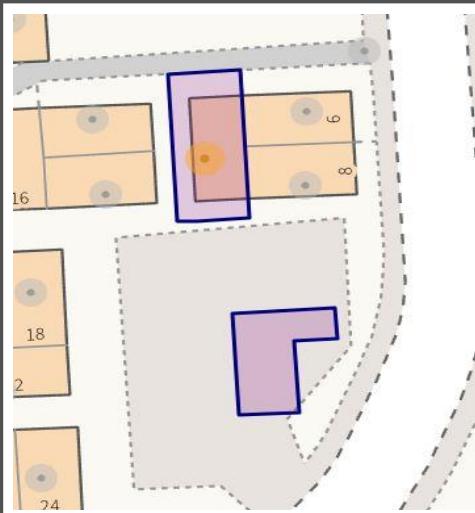
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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