

for sale

£325,000



## Kendal Drive Flitwick Bedford MK45 1NW

Connells are delighted to be marketing this three bedroom family home in a highly desirable location for schools and the train station. Offered to the market with no upper chain, this property is the perfect first time buy!



# Kendal Drive Flitwick Bedford MK45 1NW

## Entrance / Hallway

Double glazed door to front leading into porch area, double glazed window to the front, built in cupboard, central heating boiler, radiator, door to living room.

## Living Room / Diner

24' 6" max x 15' max ( 7.47m max x 4.57m max )

Double glazed French doors open to rear garden, double glazed window to front aspect, radiator. Built in storage cupboard under stairs. Space for dining table.

## Kitchen

10' x 7' 2" ( 3.05m x 2.18m )

Wall to base fitted units, easy clean work surfaces, sink with drainer, oven with gas hob and extractor fan above, tiling, radiator, space for fridge freezer, plumbing for washing machine. plumbing for dishwasher, double glazed window.



## First Floor

### Landing

Access to loft. Doors to bedrooms and bathroom.

### Bedroom 1

12' 10" x 8' 5" ( 3.91m x 2.57m )

Double glazed window to front aspect, radiator, built in wardrobe, carpeted flooring.

### Bedroom 2

9' 3" x 8' 4" ( 2.82m x 2.54m )

Double glazed window to rear aspect, radiator, built in wardrobe, carpeted flooring.

### Bedroom 3

10' 1" x 6' 5" ( 3.07m x 1.96m )

Double glazed window to front aspect, radiator, built in storage cupboard, carpeted flooring.

### Bathroom

Double glazed window, panelled bath, with shower over, low level wc, hand wash basin, tiling, extractor fan. Vinyl flooring.

## Outside

### Front Garden

Lawned areas with a rockery, path to the front door, side gate access, flower bed with plants and shrubs.

### Rear Garden

Mostly laid to lawn, with a paved patio area, wooden fencing, mature plants hedges and shrubs, side gate access.

### Garage

Single garage with up and over door, hard standing driveway to front of garage.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: FLI305065 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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