



Connells

Windmill Road  
Flitwick Bedford



# Windmill Road Flitwick Bedford MK45 1AT

for sale guide price  
**£400,000**



## Property Description

Nestled in the desirable town of Flitwick, this delightful 3-bedroom semi-detached home offers the perfect blend of comfort, space, and convenience. Ideal for families and those seeking a peaceful yet well-connected lifestyle, this property boasts a range of features that are sure to impress.

As you step inside, you'll be greeted by a warm and inviting atmosphere, with ample natural light enhancing the sense of space. The heart of this home features three generously sized double bedrooms, providing plenty of room for relaxation and personalisation. The property also includes a large garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air.

Additional highlights include an integrated garage and a spacious driveway, providing ample parking and storage solutions. Located in a sought-after area of Flitwick, you'll enjoy easy access to local amenities, schools, and transport links, making this home an excellent choice for modern living. Don't miss the opportunity to make this wonderful property your own!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance / Porch

Door to front. Leading to porch area and ground floor rooms.

## Living Room

13' 9" x 11' 10" ( 4.19m x 3.61m )

Double glazed bay window, radiator, stairs to first floor.

## Dining Room

9' 10" x 9' 10" ( 3.00m x 3.00m )

Radiator, doors to study, patio doors to garden.

## Kitchen

16' 5" x 9' 10" ( 5.00m x 3.00m )

Door to garden and side passage way, storage cupboard, fitted wall to base units, easy clean work surfaces, spotlights, breakfast bar, integrated oven, extractor and hob, plumbing for washing machine, space for tumble dryer, space for fridge freezer, patio doors to garden.

## First Floor

## Landing

Double glazed window, radiator, airing cupboard, loft hatch.

## Bedroom 1

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window, radiator, dressing area, access to en-suite.

## En-Suite

Double glazed opaque window, shower cubicle, low level wc, hand wash basin, towel

radiator rail.

## Bedroom 2

13' 9" x 9' 10" ( 4.19m x 3.00m )

Double glazed window, radiator.

## Bedroom 3

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window, radiator.

## Bathroom

Double glazed window, corner bath, shower cubicle, hand wash basin, low level wc, fitted wall and base units, towel radiator rail.

## Outside

Patio area, side access, decking area, mostly laid to lawn.

## Garage

Up and over garage door.

## Front Garden

Block paved driveway suitable for four cars, access to integrated garage.

## Rear Garden

Large rear garden with raised lawn area, space for bedding plants, neat seating area to the far end. Wooden fencing.



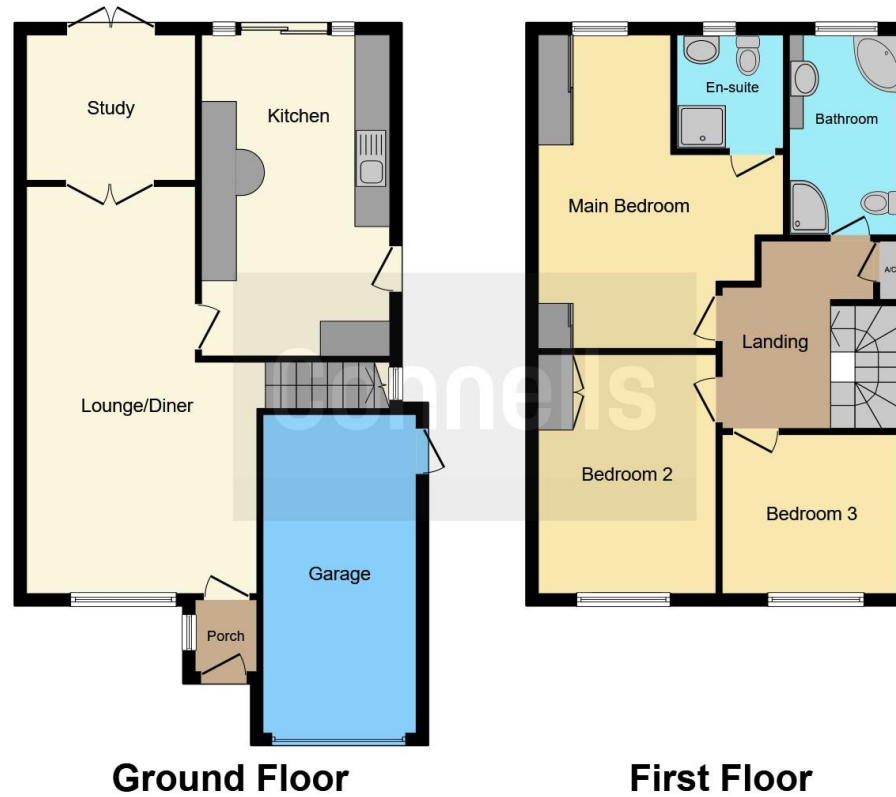












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305630](http://connells.co.uk/Property/FLI305630)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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