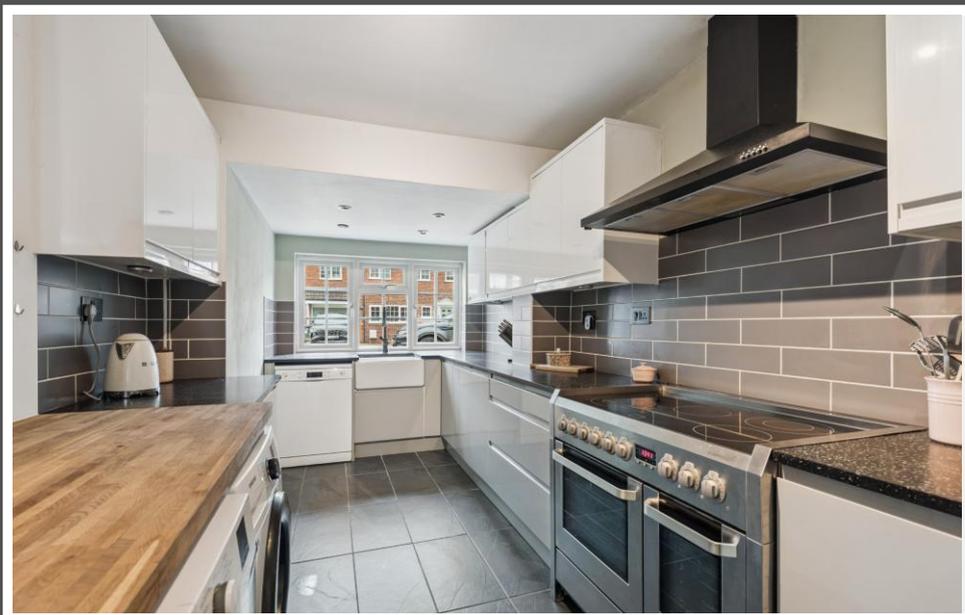


Love Homes



Campion Road, Flitwick, Bedfordshire, MK45 5LB

The property opens with a welcoming entrance lobby leading to a hallway, offering access to a playroom/family room and an extended front-facing kitchen. This flows into a 20ft lounge/dining room at the rear, creating a bright open-plan space ideal for family life and entertaining, with a convenient downstairs cloakroom. Upstairs, there are three spacious double bedrooms and a four-piece bathroom with bath and separate shower, plus access to a generous loft. Outside, a west-facing rear garden with decking provides a sunny space for relaxation, while the front driveway offers off-road parking for 2-3 vehicles.



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.



1.8m



3



2



1

Tenure: Freehold

Council Tax: C

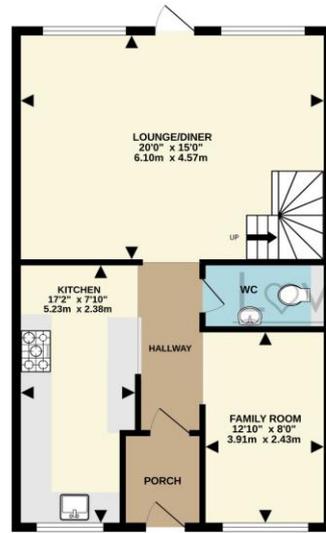


Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting 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.

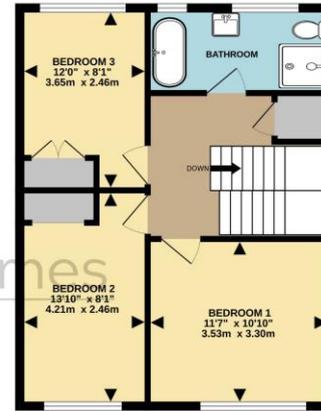
For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached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



GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.

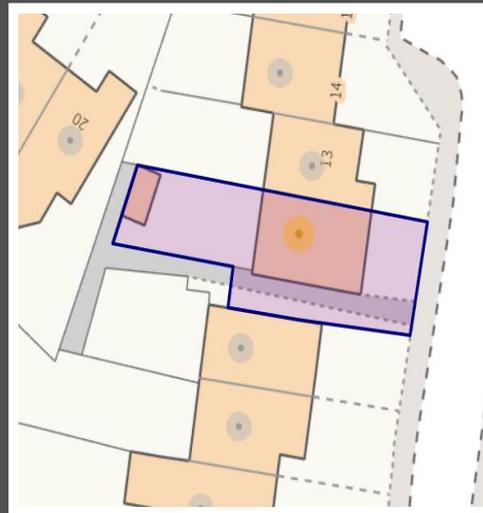


1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
Made with MyPlanSpace

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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