

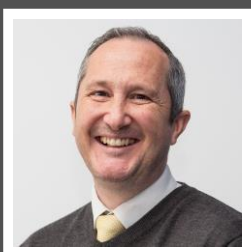
# Love Homes



Ampthill Road, Flitwick, Bedfordshire, MK45 1AZ



This spacious and versatile home offers excellent potential for personalisation. The ground floor includes a welcoming hall, two generous reception rooms, a dual-aspect study, and a large dining room—ideal for entertaining. The kitchen/breakfast room is well-equipped, and a vaulted garden room overlooks the private rear garden. Additional features include a cloakroom, rear lobby, and walk-in storage. Upstairs offers four bedrooms, including a main suite with dressing room and en-suite, plus a family bathroom and loft storage. Outside boasts mature wrap-around gardens, ample gated parking, and a detached double garage with electric door, cloakroom, and wash room.



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.



0.6m



4



4



2

Tenure: Freehold

Council Tax: G



Selling properties in **Flitwick**, Silsoe, **Amphill**, Toddington, **Barton Le Clay**, Clophill and surrounding villages







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.

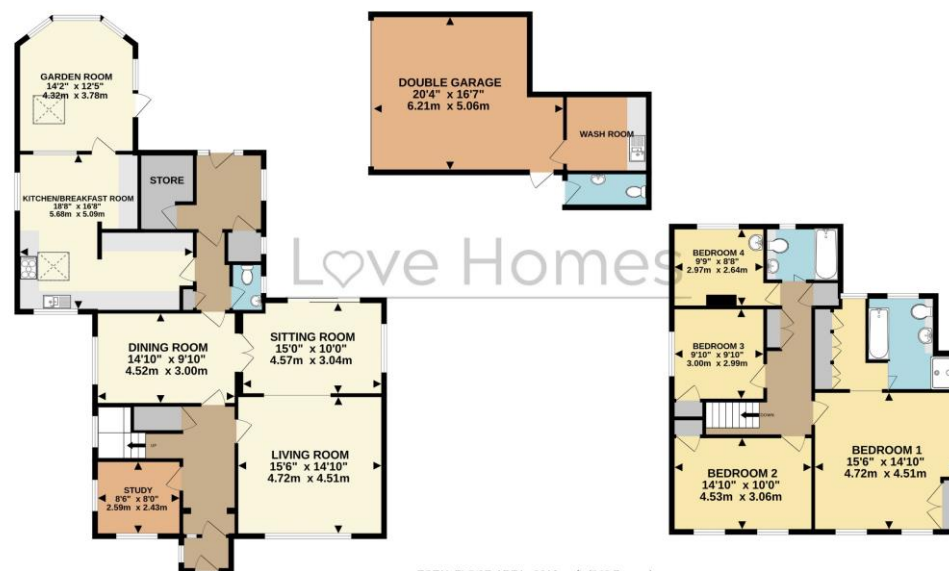
The town is also well-connected, with Flitwick railway station offering regular services to London and Bedford, with the fast train reaching St Pancras in around 40 minutes.





GROUND FLOOR  
1751 sq.ft. (162.7 sq.m.) approx.

1ST FLOOR  
862 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 2613 sq.ft. (242.7 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
Made with Metropix 62025

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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