

Love Homes



3A Larkway, Flitwick, Bedfordshire, MK45 1RE

Welcome to this beautifully presented two-bedroom home, meticulously built in 2020 to an exceptional standard and specification. This property offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. The moment you step inside, you'll be greeted by a spacious living room, perfect for relaxing or entertaining guests.



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.



0.5m



2



1



1

Tenure: Freehold

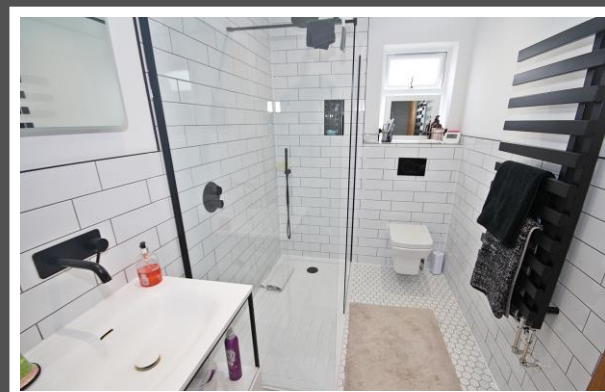
Council Tax: C

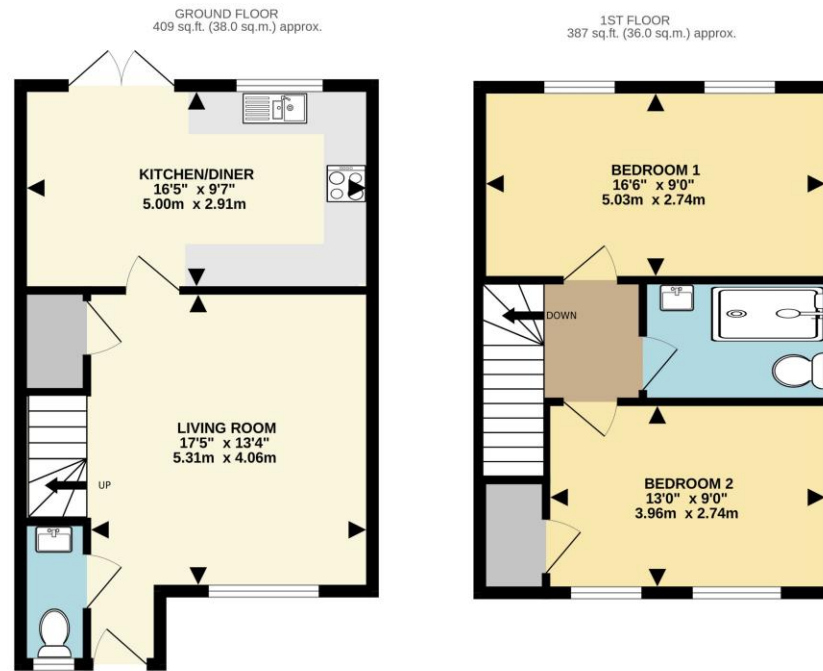




The heart of this home lies within the stylish open plan kitchen/dining room, featuring integrated appliances such as a fridge/freezer, dishwasher, and electric oven. The seamless flow between the kitchen and dining area creates a wonderful space for culinary adventures and social gatherings. Additionally, a convenient downstairs cloakroom adds practicality to the ground floor. Upstairs, you'll discover two generously sized double bedrooms, providing ample space for rest and relaxation. The impressive shower room showcases modern fixtures and exudes a luxurious ambiance.

Outside, the rear garden offers a south/westerly orientation, bathing the space in natural light and off road parking.





TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.
 Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
 Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

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

Email: flitwick@lovehomes.uk

www.lovehomes.uk



Love Homes