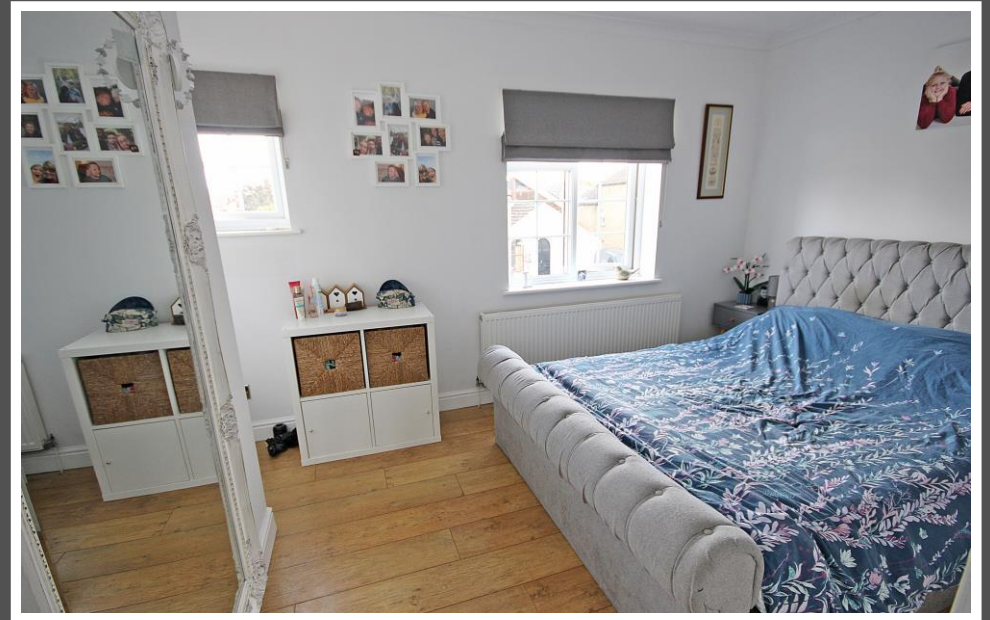


# Love Homes



High Street, Westoning, Bedfordshire, MK45 5JG

Located on the High Street of Westoning, this delightful three-bedroom property is within a minutes walk of the village shop and post office. With an open plan living and dining room, a refitted kitchen, a refitted bathroom, and convenient access to local amenities, this is the ideal place to create lasting memories. The property benefits from a garage and parking space to the rear of the property that is accessed via Sanderson Close.



This property is presented by Stuart Scott - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.8m



3



1



1

Tenure: Freehold Council Tax Band:C

Flitwick & Ampthill 01525 713111



Barton-le-Clay and Luton 01582 882440

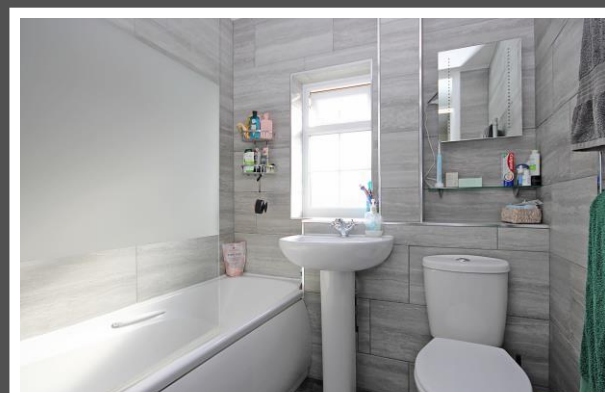


Biggleswade & Sandy 01767 669222



Westoning, is a lively village situated about 7 miles north of Dunstable and 12 miles south of Bedford, enjoys a prime location just two miles from the M1 motorway, with the A5120 connecting Dunstable and Flitwick running through its heart.

This tight-knit community boasts two churches, two welcoming pubs, a local store with a post office, a butcher's shop, a Recreation Club and ground, and a multitude of diverse clubs and associations. Education is well-served, with a modern Lower School and proximity to the sought-after Barton Middle and Harlington Upper schools. The village is surrounded by picturesque countryside.



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.

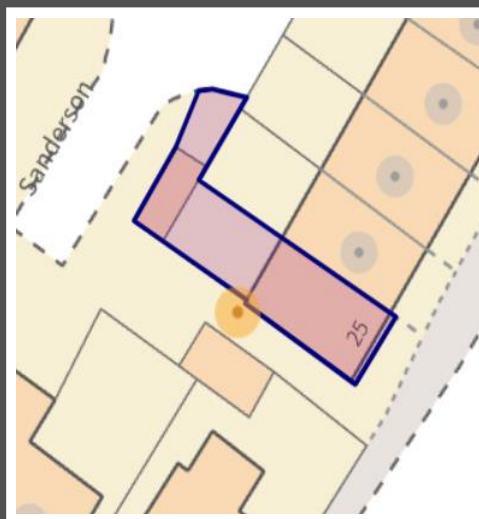


1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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		
81-91	B		87 B
69-80	C		
55-68	D	67 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.

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