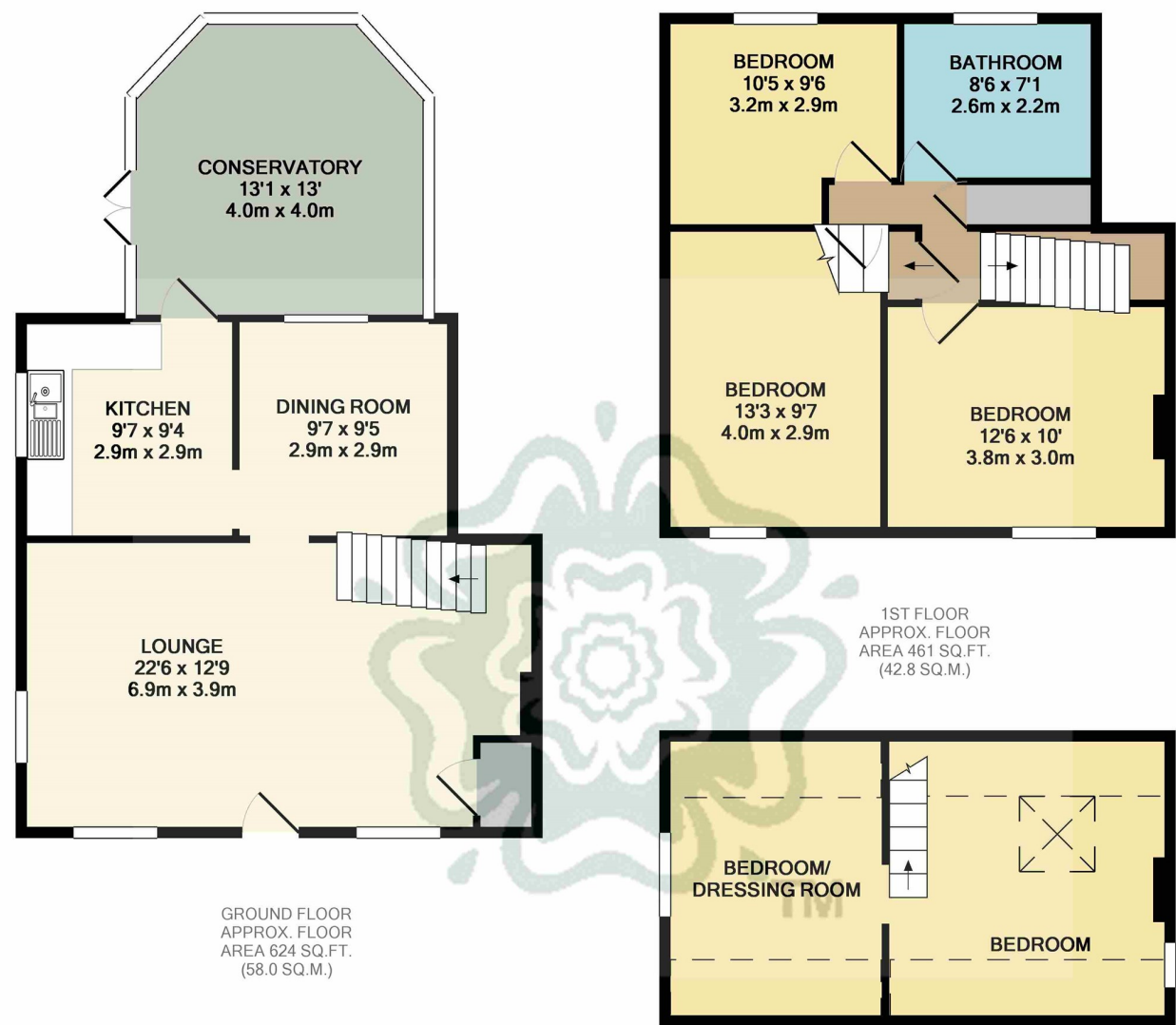
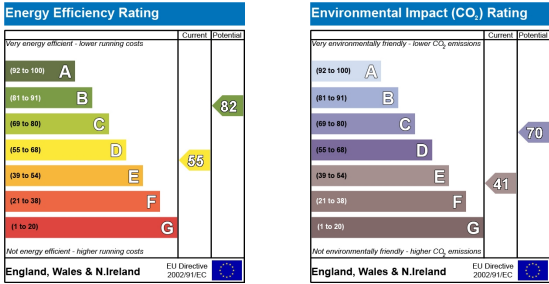


Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



24, High Street

Houghton Conquest, Bedford,
MK45 3LL
£375,000



A beautifully presented period property with accommodation arranged over three floors and sympathetically extended to provide a practical home of immense charm.

- Delightful accommodation with character features and exposed beams
- Established rear garden with well stocked mature borders
- Parking and storage garage
- Oil central heating, new boiler fitted in 2016
- Versatile living space including a lovely conservatory
- Pleasantly situated in a popular village location
- Rarely available detached period property

GROUND FLOOR

Lounge

21' 6" x 12' 5" (6.55m x 3.78m) Entered via glazed insert front door. Feature open fireplace with ornate backing and wooden surround. Beamed ceiling. Stairs to first floor. Radiator. Double glazed windows to front and side. Door to :-

Kitchen

9' 8" x 9' 4" (2.95m x 2.84m) Range of floor and wall mounted units and drawers with work surfaces over incorporating 1.5 bowl ceramic sink unit with mixer tap. Cooker space with extractor over, space for fridge/freezer and washing machine. Tiled splashbacks. Double glazed window to side. Door to conservatory.

Dining Room

9' 8" x 9' 6" (2.95m x 2.90m) Radiator. Double glazed window to rear conservatory. Opening to kitchen.

Conservatory

13' x 13' (3.96m x 3.96m) Brick and upvc double glazed construction with vaulted roof. Tiled floor. Upvc double glazed french doors to garden.

FIRST FLOOR

Landing

Airing cupboard. Stairs leading to second floor.

Bedroom One

11' x 10' (3.35m x 3.05m) Beamed walls and ceiling. Radiator. Double glazed window to front.

Bedroom Two

10' 10" x 9' (3.30m x 2.74m) Radiator. Double glazed window to rear.

Bedroom Three

12' x 10' (3.66m x 3.05m) Beamed ceiling. Radiator. Double glazed window to front.

Bathroom

Suite comprising of panelled bath with shower over, pedestal wash hand basin and low level wc. Tiled splashbacks. Radiator. Double glazed obscure window to rear. porcelain flooring.

SECOND FLOOR

Bedroom Four

12' x 9' (3.66m x 2.74m) Restricted head height. Radiator. Double glazed window to side and double glazed Velux window.

Dressing Room/Bedroom Five

10' x 9' (3.05m x 2.74m) Radiator. Double glazed window to side and double glazed Velux window.

OUTSIDE

Driveway

Hardstanding driveway providing off road parking for two vehicles. Accessed via double wrought iron gates.

Storage Garage

Rear Garden

An attractive and generous garden laid mainly to lawn with deep curved borders with an assortment of plants and shrubs. Large patio area and shed. Enclosed by timber fencing with side access. Brick workshop and summerhouse.

Directions

From the centre of Ampthill take the B530 towards Bedford. Take the right turn towards Houghton Conquest, along the Grove and into the High Street. No.24 is past the shop.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

EPC

EPC Rating D

Houghton Conquest is a popular village with a post office, its own lower school, the middle school is in Stewartby and upper in Wootton. Access to A6 and Bedford and mainline station at Flitwick (Kings Cross - St Pancras 50 minutes).

