



# Longbrooke

Houghton Regis,  
Bedfordshire, LU5 5QX  
Guide Price £300,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Pleasantly situated on a corner plot, this semi detached home features a living room, modern fitted kitchen/breakfast room with French doors to rear, two bedrooms (each with built-in wardrobes) and first floor bathroom. The enclosed garden extends to the side of the property and incorporates a block paved driveway providing off road parking. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts and canopy over. Stairs to first floor landing. Radiator. Wall mounted fuse box. Door to:

### LIVING ROOM

Double glazed bow window to front aspect. Radiator. Decorative coving to ceiling. Door to:

### KITCHEN/BREAKFAST ROOM

Double glazed window and French doors to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap and four ring gas hob with extractor above. Built-in oven and microwave. Wall tiling. Cupboard housing gas fired boiler. Recessed spotlighting to ceiling. Wood effect flooring. Radiator. Open access to under stairs storage area.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Built-in airing cupboard housing water tank. Hatch to loft. Doors to both bedrooms and bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Built-in wardrobe with bi-fold doors. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Built-in wardrobe. Radiator.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Extractor.



## OUTSIDE

### FRONT GARDEN

Block paved pathway leading to front entrance door. Laid to decorative slate chippings.

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Various shrubs. Timber garden shed. Outside light and cold water tap. Enclosed by fencing with gated side access.

### OFF ROAD PARKING

Block paved driveway to side providing off road parking. Gated access to rear garden.

Current Council Tax Band: C.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

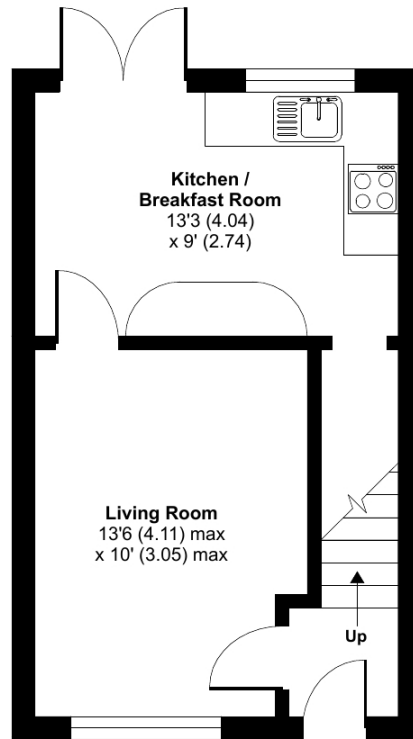
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

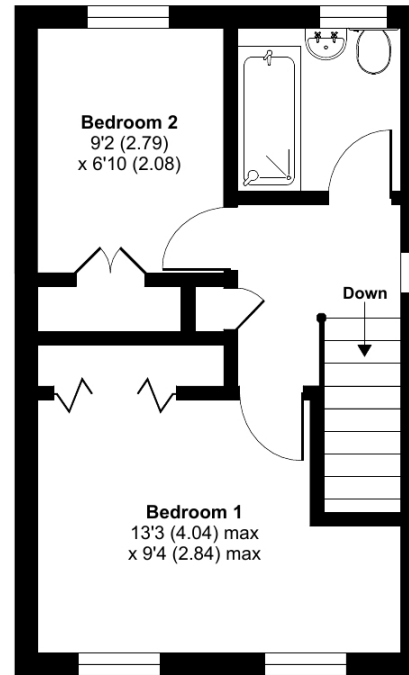


Approximate Area = 614 sq ft / 57 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 696 sq ft / 64.6 sq m

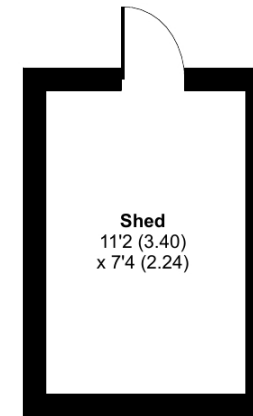
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	89
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 968865



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

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