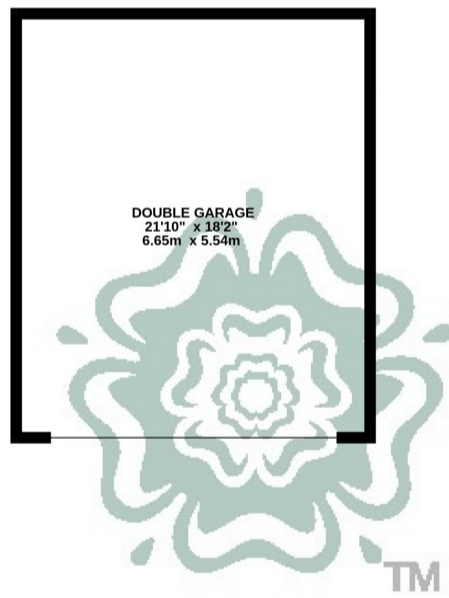
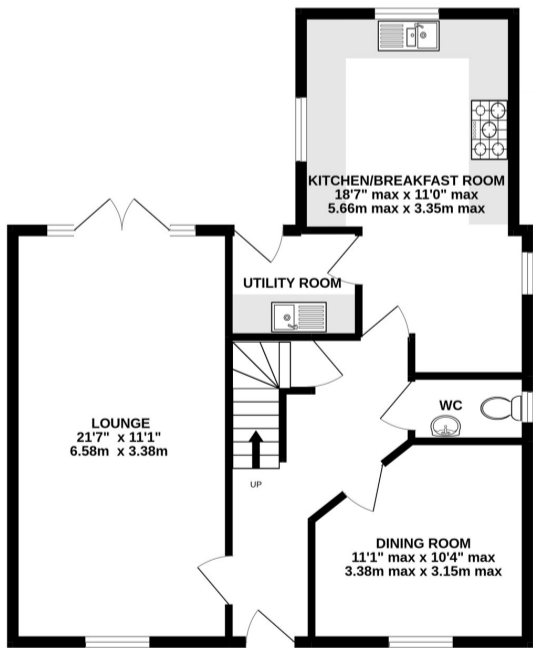
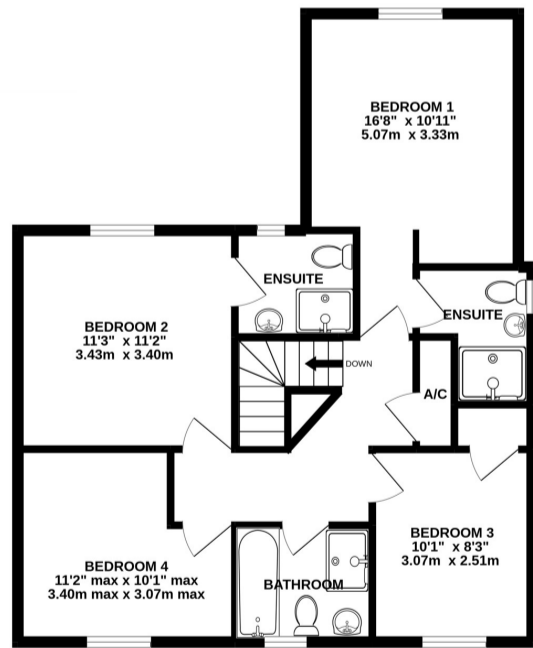




GROUND FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 1756 sq.ft. (163.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: ampthill@country-properties.co.uk  
www.country-properties.co.uk

A generously sized four bedroom detached home with a large double garage and off-road parking, all with the peace of mind of 7 years remaining on the builders guarantee.

- Four double bedrooms and three bathrooms.
- High spec kitchen/breakfast room and additional utility room.
- Large 21ft lounge and additional reception currently used as a dining room.
- Double garage and off-road parking.
- Maintenance of circa £90 bi-annually.
- 7 years left on the builders guarantee.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, double glazed window to the side, radiator.

### Lounge

21' 7" x 11' 1" (6.58m x 3.38m) Glazed French doors to the garden, double glazed window to the front, radiator.

### Kitchen/Breakfast Room

Max. 18' 7" x 11' 0" (5.66m x 3.35m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven plus gas hob and extractor fan, built-in dishwasher and fridge freezer, boiler, double glazed windows to the sides and rear, radiator.

### Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, door to garden, radiator.

## First Floor

### Landing

Airing cupboard housing hot water tank, access to loft.

### Bedroom One

16' 8" x 10' 11" (5.08m x 3.33m) Double glazed window to the rear, radiator.

### Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

### Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to the rear, radiator.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

### Bedroom Three

10' 1" x 8' 3" (3.07m x 2.51m) Fitted cupboard, double glazed window to the front, radiator.

### Bedroom Four

Max. 11' 2" x 10' 1" (3.40m x 3.07m) Double glazed window to the front, radiator.

### Bathroom

A suite comprising of a panelled bath, separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

## Outside

### Front Garden

Lawn area with hedging, shrubs and pathway to the entrance door.

### Rear Garden

Mainly laid to lawn with patio seating area, timber fencing to sides and rear, tap.

### Double Garage

Power and light, up and over door.

## Parking

Off-road parking to the front of the garage for two cars.

## Directions

From the centre of Ampthill, take the B530 towards Bedford. Take the 2nd entrance into Houghton Conquest (opposite Vision Blinds). Continue along the road and take the first left turning into Sollars Way, follow the road around and Windmill View is the first turning on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.

## NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

