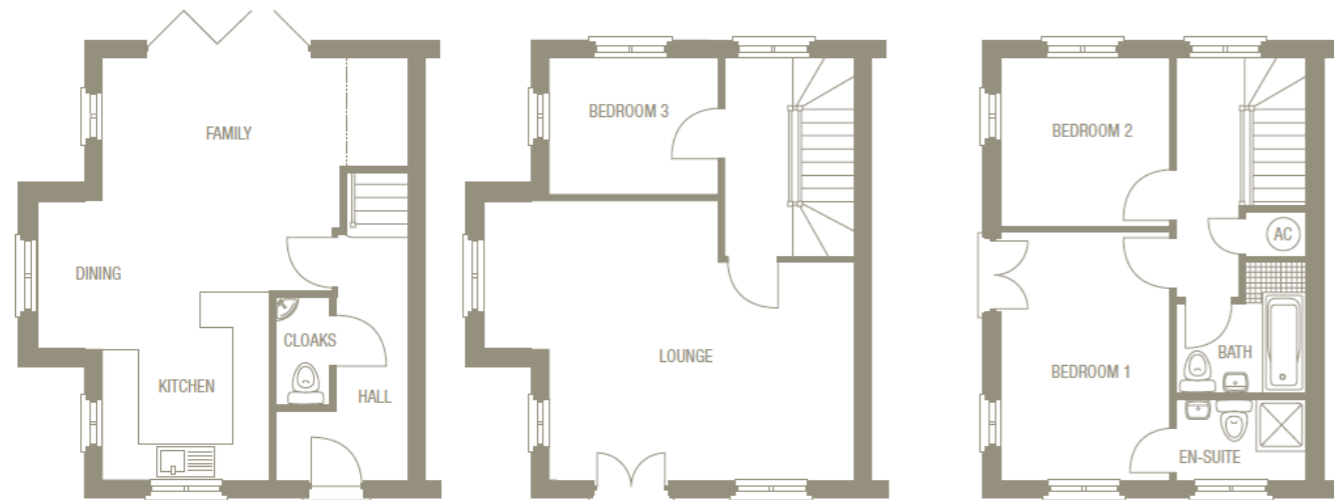


# Floor Plans



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.

## The Lymm Special

Plot 187, Greenlakes Rise, Houghton Conquest, Bedfordshire,  
MK45 3JZ  
£429,750

Viewing by appointment only

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Hit the heights of modern living in The Lymm Special, a wonderful family home designed across three separate floors. With an innovative layout and a superior specification, this property offers complete flexibility for the family of today.

- A modern interior within a traditional townhouse design, the Lymm Special provides comfortable living spread over three floors.
- A spacious first floor lounge and adjoining bedroom provides a comfortable living space.
- Anticipated completion February 2023.
- An open plan ground floor area includes a kitchen with a large dining/family room with access to the garden.
- Two second floor bedrooms including a master with en-suite facilities along with a shared bathroom.

**Ground Floor**

- Entrance Hall**
- Cloakroom**
- Kitchen**  
11' 1" x 8' 10" (3.38m x 2.69m)  
Lemongrass Kitchen with Porter Gloss White Doors and Ipanema Grey standard work top.
- Family/Dining Room**  
16' 1" x 11' 7" (4.90m x 3.53m)

**First Floor**

- Landing**
- Lounge**  
19' 0" x 15' 1" (5.79m x 4.60m)

**Bedroom Three**

9' 1" x 7' 2" (2.77m x 2.18m)

**Second Floor**

- Bedroom One**  
13' 5" x 9' 0" (4.09m x 2.74m)
- Ensuite**
- Bedroom Two**  
9' 0" x 8' 11" (2.74m x 2.72m)
- Bathroom**

**Outside**

**Garage and Driveway**

**Greenlakes Rise**

Greenlakes Rise, Wixams - Greenlakes Rise is a stunning development located in a sleepy village just outside of Bedford and surrounded by rural landscapes and several reservoirs with scenic walks along their banks, near to the the village of Houghton Conquest. It is ideal for those looking to slow the pace and enjoy life at a more leisurely pace. With an old manor house to explore and a number of warm and welcoming pubs in Houghton village just over 2 miles away and with the bustling city of Bedford being only 20 minutes drive along the nearby A6, also offering easy access to the M1/A1(M) link roads, Kempston Hardwick is an ideal village location.

