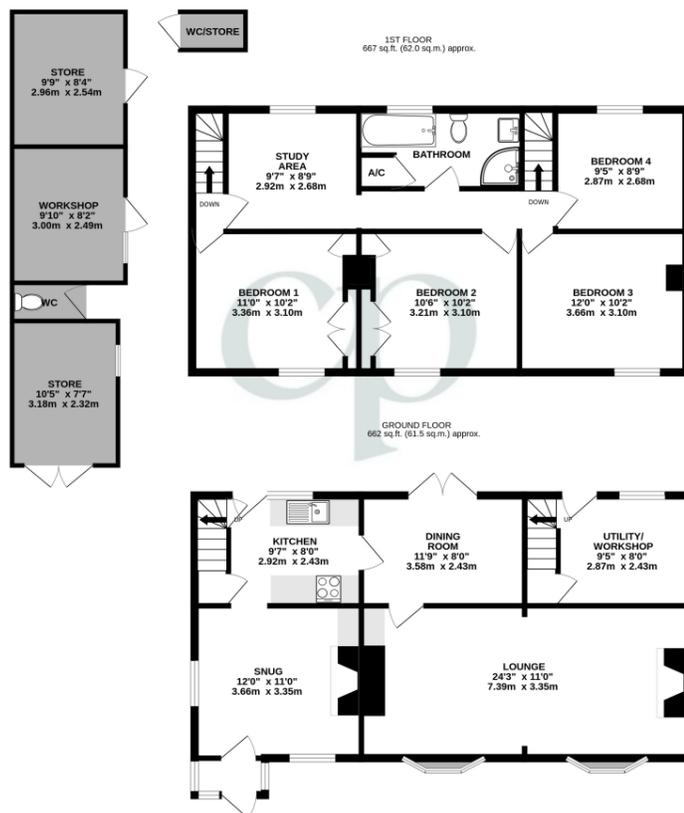




TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

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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OUTSIDE
0 sq.ft. (0.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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

A beautiful character property, well maintained throughout and in the lovely village of Houghton Conquest

- Historic village location
- Driveway providing off road parking
- Great transport links for A6 and A421
- Feature log burner in the lounge
- Spacious four bedroom semi detached property
- Lots of character features throughout

Ground Floor

Entrance Porch

Double glazed window to front and side.

Lounge

Two double glazed hanging bay windows to front, electric fireplace and log burner with back boiler for central heating, radiator.

Dining Room

French doors to garden, radiator.

Snug

Double glazed windows to front and rear, log burner with back boiler for hot water, fitted cupboard in fireplace, radiator.

Kitchen

Double glazed window to rear, range of base and wall mounted units with granite work surfaces over, stainless steel sink and drainer with mixer tap over, part tiling to splashback areas, integrated dishwasher, oven and electric hob, door to garden.

Utility Room/Workshop

Double glazed window to rear, gas boiler, belfast sink, under stairs storage, stairs to first floor, door to garden, radiator.



First Floor

Landing

Double glazed window to rear, loft access, two radiators.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, towel rail, fully tiled, airing cupboard, backlit mirror, white suite comprising of freestanding bath with telephone mixer attachment, wash hand basin, low level w/c with separate shower cubicle.

Outside

Rear Garden

Secluded patio area, lawn area, multiple brick outbuildings for storage with outside w/c which could potentially be converted, pond, mature trees and a covered bar area.

Parking

Driveway to the side providing off road parking for small vehicles and rear access.

NB

These are preliminary details to be approved by the vendor.

