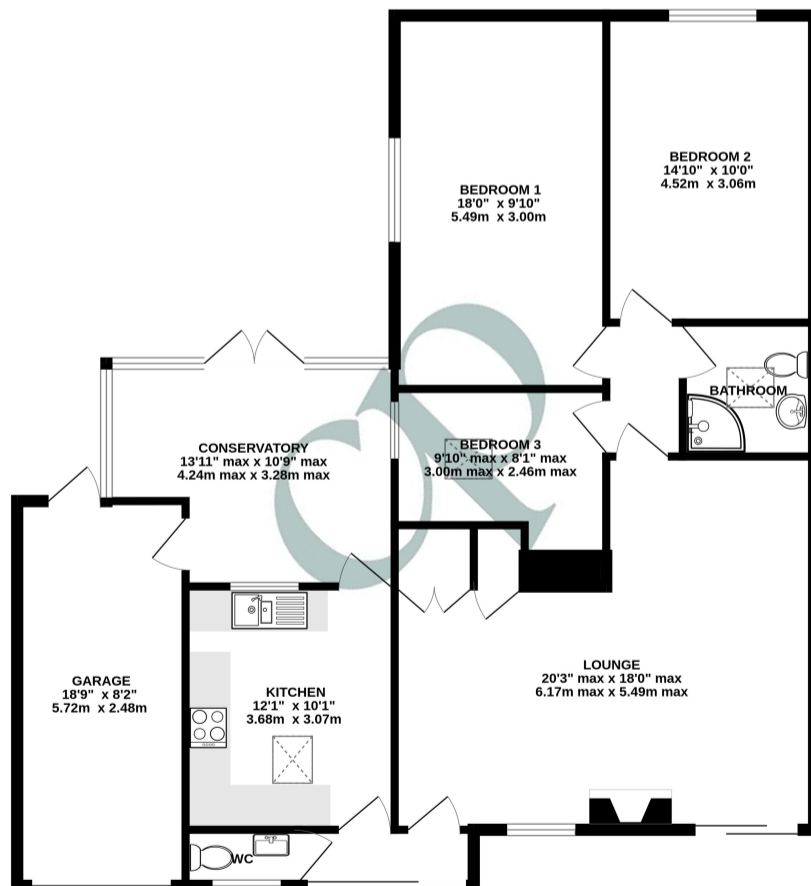




GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	78
(39-54)	E		
(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 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

Located in the charming village of Houghton Conquest, and nestled in the corner of a cul-de-sac close in the centre of the village and all the local amenities, this 3 bed detached bungalow is perfectly sized for anyone looking to downsize without compromising on space but also has further untapped potential if required.

- 3 bedrooms, 2 of which are doubles.
- No onward chain.
- Located on a charming cul-de-sac in the centre of the village, close to amenities.
- Detached house type.
- Oil central heating.
- Off-road parking and a garage.
- Could benefit from some modernisation.

Ground Floor

Entrance Porch

Glazed sliding front door. Access to Cloakroom, Kitchen and Lounge.

Cloakroom

Double glazed window to front, radiator, tiled splashbacks, wash hand basin, low level WC.

Kitchen

A range of base and wall mounted units with work surfaces over, 1.5 stainless steel sink and drainer with mixer tap, tiled splashbacks, space for oven, fridge, and dishwasher. Double glazed window to rear into conservatory, Skylight. Access to Conservatory and Lounge.

Lounge

Radiators, double glazed window to front, glazed sliding patio door to front garden. Feature electric fireplace, Airing cupboard housing hot water tank, storage cupboard. Access to all bedrooms.

Conservatory

Radiator, Glazed french doors to rear garden, Access to garage.



Bedroom One

Radiator, double glazed window to side, loft access.

Bedroom Two

Radiator, double glazed window to rear.

Bedroom Three

Radiator, double glazed window to side into conservatory, skylight.

Bathroom

A suite comprising of Separate shower cubicle, wash hand basin and low level WC, fully tiled, heated towel rail, skylight

Outside

Garage

Attached garage with up and over door, accessible via conservatory and garden, Oil boiler.

Rear Garden

Flower bed-lined garden, mainly laid to lawn with decking area, garden shed and Oil tank.

Front Garden

Walled front garden, mainly laid to lawn with mature trees and shrubs, concrete driveway providing off road parking and timber ramp to front door.

