



# Huckle Close

Houghton Conquest,  
Bedfordshire, MK45 3GG  
£400,000

country  
properties



Set within a popular village location, this chain-free, modern detached home features neutral decor and a practical layout to suit contemporary lifestyles, including a generous, dual aspect reception room and a modern, open plan kitchen/dining room equipped with a range of integrated appliances (as stated). In addition, there is a useful utility complete with integrated washing machine, plus a guest cloakroom/WC. Upstairs, you'll find three well-proportioned bedrooms, with the principal enjoying the luxury of its own en-suite shower room, plus a separate family bathroom. Outside, the property features an enclosed garden with patio seating area and artificial lawn providing ease of maintenance. Additional benefits include a driveway and garage, providing convenient parking or extra storage solutions. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to living room, kitchen/dining room and to:

### LIVING ROOM

Dual aspect via double glazed windows to front and side. Radiator.

### KITCHEN/DINING ROOM

Dual aspect via double glazed window to front and double glazed window and French doors to side, leading to garden. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Wood effect flooring. Two radiators. Door to:

### UTILITY ROOM

Base units with work surface areas incorporating sink and drainer with mixer tap. Integrated washing machine. Radiator. Wall mounted boiler (LPG). Built-in under stairs storage cupboard. Wood effect flooring. Part opaque double glazed door to rear aspect.

## FIRST FLOOR

### LANDING

Double glazed window to rear aspect. Radiator. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to side aspect. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Extractor fan.



## BEDROOM 2

Double glazed window to front aspect.  
Radiator.

## BEDROOM 3

Double glazed window to side aspect. Radiator.

## FAMILY BATHROOM

Opaque double glazed window to front aspect.  
Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Extractor fan. Tile effect flooring.

## OUTSIDE

## GARDENS

Frontage laid to shrub beds with central pathway leading to front entrance door with outside light. Area to side laid to decorative stone chippings with inset paving. The main garden is accessed via French doors from the kitchen/dining room, which lead out to a paved patio seating area. Remainder mainly laid to artificial lawn with raised shrub borders. Enclosed by timber fencing and brick walling with gated access to rear driveway.

## GARAGE

Electric up and over door. Eaves storage. Part opaque double glazed courtesy door to side aspect.

## OFF ROAD PARKING

Rear driveway providing off road parking for two vehicles.

Council Tax Band: D.

Estate/Management Charge: £136.69 half-yearly (£273.38 per annum).



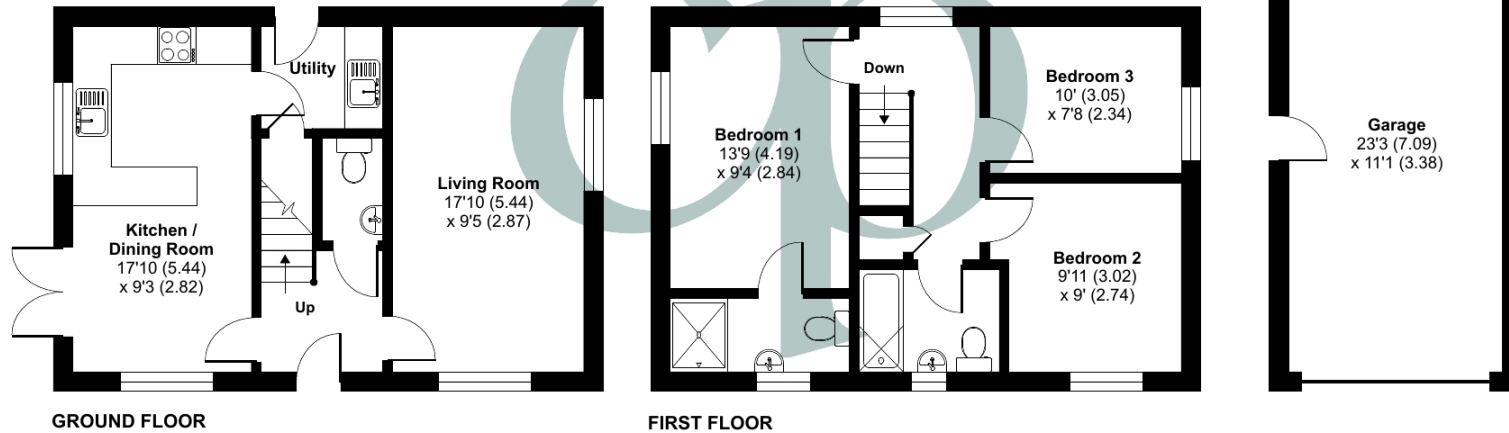


Approximate Area = 960 sq ft / 89.2 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 1221 sq ft / 113.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	76	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	76	89
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1395980

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 | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties