



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	85
(81-91)	B	
(69-80)	C	89
(55-68)	D	
(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

Viewing by appointment only

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The perfect downsize! Don't miss out on this incredible opportunity for a future proof home spanning over 1,100 square feet plus loads of additional storage, all in the charming village of Houghton Conquest.

- A 4/5 bedroom chalet bungalow
- Detached house type
- Separate garage, workshop and garden store
- Open plan kitchen/breakfast room plus two additional reception rooms
- 2 Bedrooms and shower room on ground floor
- Ample off road parking

Ground Floor

Entrance Hall

Front door, two radiators.

Shower Room

Double glazed window to side, towel rail, backlit mirror, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and shower cubicle.

Living Room

Double glazed window to front and side, brick feature fireplace, exposed beams, radiator.

Kitchen/Breakfast Room

Two double glazed windows to front and side, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, tiling to splash back areas, integrated dishwasher, oven, electric hob, fridge and extractor, radiator, open-tread staircase to first floor.

Garden Room

Double glazed window to side, fitted cupboard housing water meter, cupboard housing controls for air source heat pump, radiator, door to driveway, sliding patio doors to garden.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.



First Floor

Landing

Doors to:

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Skylight to front, eaves storage, radiator.

Bedroom Five

Double glazed window to side, eaves storage, radiator.

Shower Room

Skylight to rear, eaves storage, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c, separate shower cubicle.

Outside

Rear Garden

South west facing rear garden, mainly laid to lawn, patio seating area, stunning rock garden with pond, greenhouse.

Garage

Single garage with workshop and garden store to rear, power and light, door to garden.

Parking

Ample parking for numerous cars provided by a shingle driveway.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

