



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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Occupying a substantial 0.38-acre plot on the prestigious Rectory Lane, Houghton Conquest, this detached bungalow is a total modernization project offered via informal tender. The property is a blank canvas requiring significant investment but offers immense potential for extension or a complete rebuild (STPP). Featuring a double garage and vast gardens, it is sold with no onward chain. Best and final bids are invited following our open days.

- Tender Sale: Sold via sealed bids with no onward chain.
- OPEN DAYS 18th & 25th April 12pm-2pm, BY APPOINTMENT ONLY, PLEASE CALL TO BOOK YOUR SLOT.
- Deadline for all Sealed Bids: 27th April at 12pm noon.
- 0.38-Acre Plot: Exceptional garden space rarely available in this location.
- Redevelopment Potential: Ideal for extension or a bespoke rebuild (STPP).
- Premier Location: Situated on the highly sought-after Rectory Lane in Houghton Conquest.

### Ground Floor

#### Entrance Hall

Airing cupboard housing hot water tank, two storage cupboards, loft access, two radiators.

#### Lounge/Diner

Double glazed windows to side, two radiators, sliding door to conservatory.

#### Study/Bedroom Three

Double glazed window to front, fitted units and cupboard, radiator.

#### Kitchen

Double glazed windows to side, part tiling to splashback areas, range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap over, breakfast peninsula, integrated fridge freezer, split level ovens with extractor, microwave, electric hob, dishwasher, washing machine. Door to driveway and side access.

#### Conservatory

French doors to garden.

#### Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

#### Shower Room

Fully tiled, wash hand basin, low level w/c with separate shower cubicle and electric shower.

#### Bathroom

Double glazed window to side, fully tiled to all areas, suite comprising of corner bath, wash hand basin, low level w/c, bidet, radiator.

### Outside

#### Double garage

Detached double garage

#### Parking

Driveway providing ample off road parking.

#### Front Garden

Mainly laid to lawn

#### Rear Garden

Mature garden, mainly laid to lawn.

#### NB

These are preliminary details to be approved by the vendor.

